



Toukley Public Domain Masterplan

For:



Wyong Council

By:

TDEP & Roberts Day

March 2013

Prepared By:

Name of Company: TDEP (Turf Design Studio & Environmental Partnership)
Registered office: 95 The Kingsway, Cronulla, NSW, 2230
Incorporation: Sydney 2008
ABN: 50 164 365 109
Director: Adam Hunter, Director
Contact Person: Belinda Graham, Associate
Telephone: 02 9281 7007
Email: belinda.g@epnsw.com.au

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Toukley: Project Review

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1.0 Project Review

1.0 INTRODUCTION

1.1 Overview

Location

Toukley lies approximately 107 km north of Sydney via the F3 freeway. The peninsula has water on three sides with Tuggerah Lake to the South, Budgewoi Lake to the North and the ocean to the East. The North Wyrabalong National Park is located within 5 kms of the Toukley Town Centre and provides a network of walking trails through the last significant coastal rainforest on the Central Coast.

The Masterplan Project

Council commissioned TDEP and Roberts Day to undertake project management, Masterplan preparation, and urban and landscape concept design to assist Council in the delivery of Masterplan options for the Toukley Town Centre and immediate surrounds.

A range of Iconic sites were identified in the recently created Development Control Plan (DCP) and Planning Strategy by Council. The strategy earmarks building height and floor space ratio increases which are envisaged to be taken up by developers over the long term. The public domain plan seeks to ensure that public domain opportunities are optimised in the ongoing redevelopment of such sites.

Further the Public Domain Plan Report aims to provide a consolidated planning and management direction for the broader network of Public Domain areas within the Town Centre precinct.

The Masterplan Process

The plan identifies a series of high priority projects to be implemented over the short to medium term within the framework of a longer term holistic plan for the Toukley Town Centre. Outlined are a clear set of principles, strategies and recommendations which can respond and support a variety of future development scenarios and outcomes without compromising the over-arching vision identified to promote Toukley's character and identity.



Stakeholders

Key Toukley stakeholders with an interest in public domain enhancement include Greater Toukley Vision (GTV), Wyong Shire Council (WSC), the Northern Lakes Regional Business Chamber, Central Coast Tourism, Norah Head Residents & Ratepayers Association, Friends of Toukley, Toukley Senior Citizens Centre, Toukley Neighbourhood Centre, Road and Maritime Service, Coles, Busways, NSW Police, and Central Coast Development Corporation.

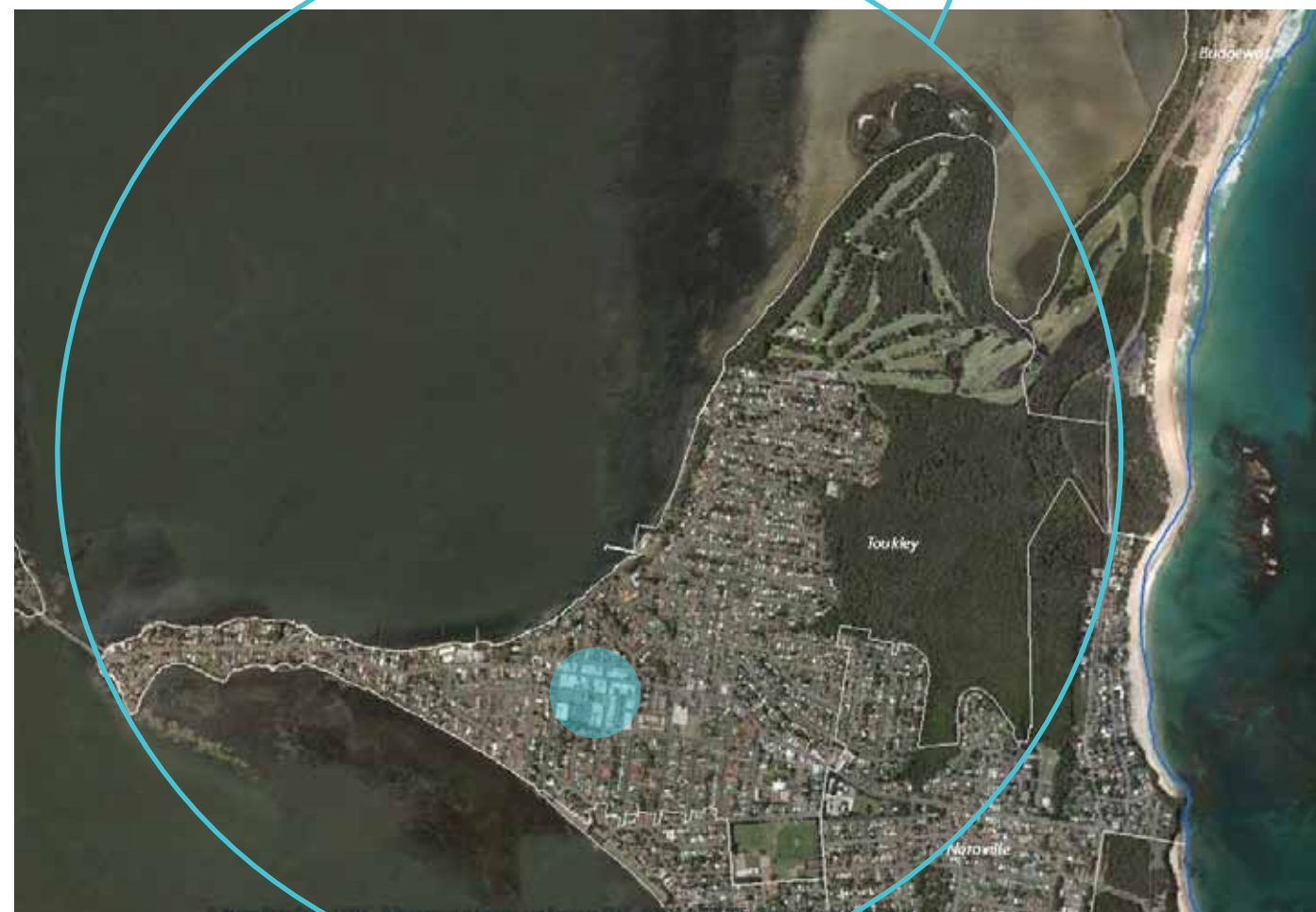


Figure 1.1 Toukley Location Map
Source: Wyong Council Aerial

Project Review

1.0 INTRODUCTION

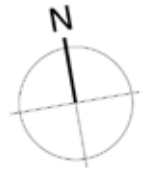
1.2 Council Vision

Under Council Retail Centres Strategy, Toukley is identified as being a District Centre level and under the Central Coast Regional Strategy (CCRS) as a 'Town Centre'.

Retail demand in Toukley has reduced over the past 20 years due to pressure from stand-alone shopping centres at Lake Haven and Tuggerah. While there is a wide range of retail and commercial premises there is a noticeable lack of entertainment and community facilities in the Town Centre.

The Toukley Planning Strategy recommended that a detailed masterplan be developed for the Town Centre and key adjoining sites such as the Senior Citizens Centre, the former service stations site and public land used or identified for carparking on Yaralla Street and Beachcomber Parade.

The Toukley peninsula has a vibrant, caring and connected community, with abundant natural beauty and a range of facilities and services to cater for people of all ages. Wyong Shire Council Vision for the Toukley peninsula



Toukley Town Centre Precinct Source: TDEP

The project area

Place strategies must recognise the range of roles and influences that are at play, and how these may evolve in the future

Toukley: Analysis and Feasibility

Analysis and Feasibility

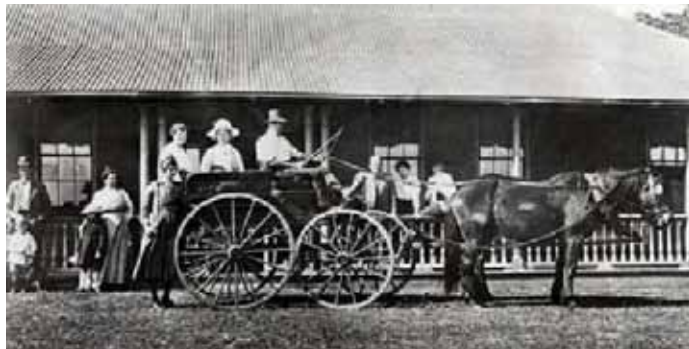
2.0 HERITAGE

Heritage

The foreshores of Tuggerah Lake and the Pacific Ocean are identified as having high potential for Aboriginal heritage, with the Lakes a known focus for past settlement and food collection. Council's planning controls should seek to ensure adequate protection of Aboriginal sites, relics and other items.

Post European settlement some key milestones include:

1856 - Edward Hargraves, who purported to make the first significant discovery of gold in Australia in 1851, purchased Robert Henderson's holdings and built "Norahville". Wollombi Aboriginal Tribe members are known to have worked on the property. Some sources state that Hargraves "befriended" tribe members. Cattle were grazed as far as Buff Point and Elizabeth Bay.



Norahville Residence (Image by Ivor Jones)

Late 1850s - Chinese fishermen worked the Tuggerah Lakes area, in particular, what is now known as Canton Beach. While not confirmed, it is believed this is where the name Toukley is derived from. It was a base for catching and curing fish that were then shipped to Queensland, the goldfields and back to China.

Between 1983 and 1985 - At the channel connecting Tuggerah Lake and Budgewoi Lake



Aerial of Toukley 1940s & Toukley Lighthouse

(Image by Ivor Jones)

the new Toukley bridge was constructed linking Toukley on the eastern side of the Lakes system with Gorokan on the west, replacing the old two lane wooden bridge.

Toukley has grown from a small coastal fishing village with summer holiday appeal for Sydney families looking to escape the city, to a larger suburban community of the central coast predominantly made up in the 2000's of retirees and young families. Toukley also provides various forms of accommodation to tourists including motels, caravan parks, holiday houses and lake cabins. A large proportion of the local



Peel Street Toukley 1947-48 (Image by Bill Hansen)

community commute daily to larger regional centres such as Sydney and Newcastle for work.

It is important for local identity and character building that design and planning within the public domain incorporates heritage recommendations into design thinking - this includes throughout the whole development process.

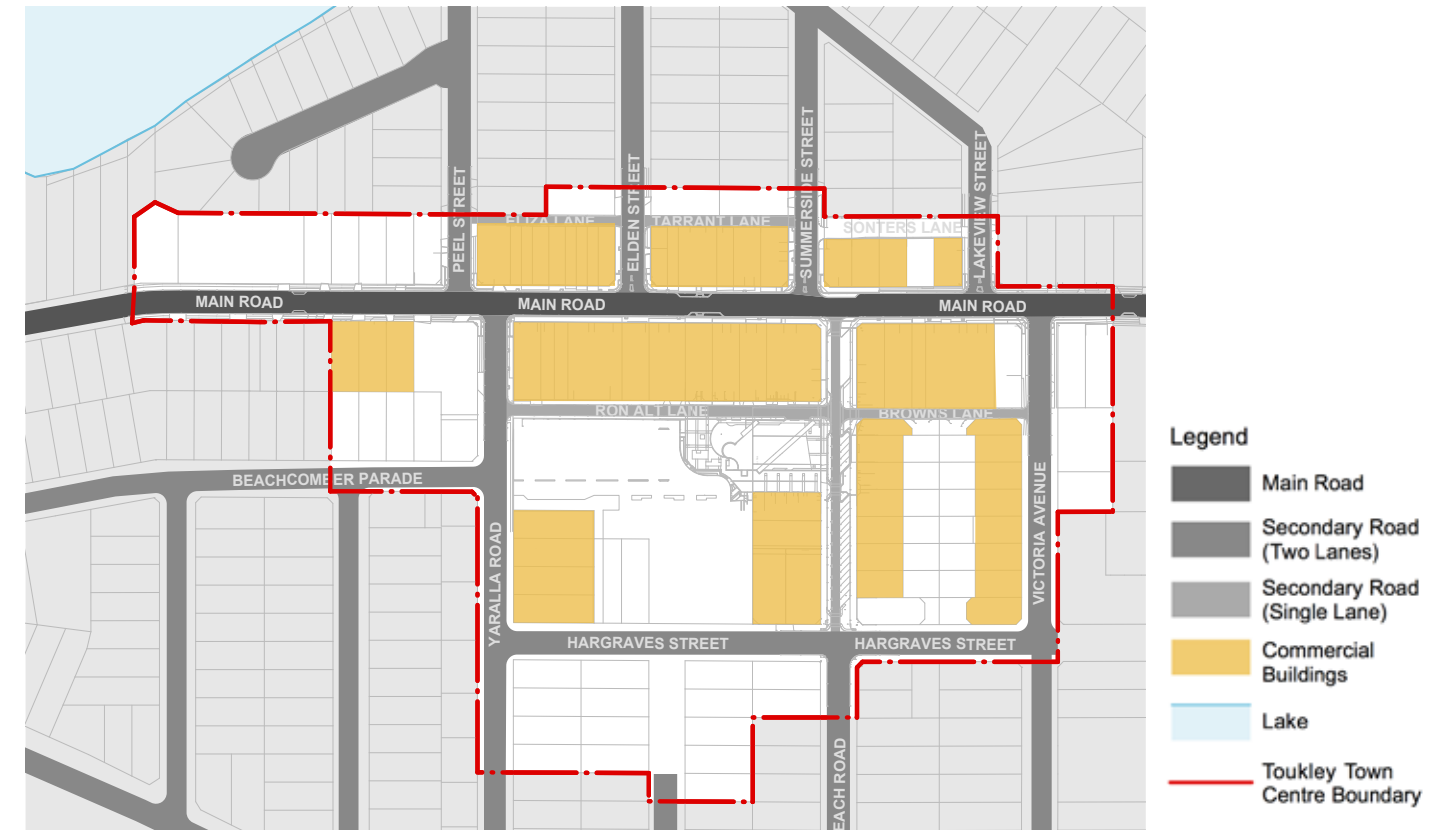
3.0 ZONING AND LAND USE

Important factors that shape the context of the Town Centre are outlined on the following pages with a summary of key contextual influences also listed;



Toukley Planning Strategy Map, October 2010

Existing Commercial Buildings

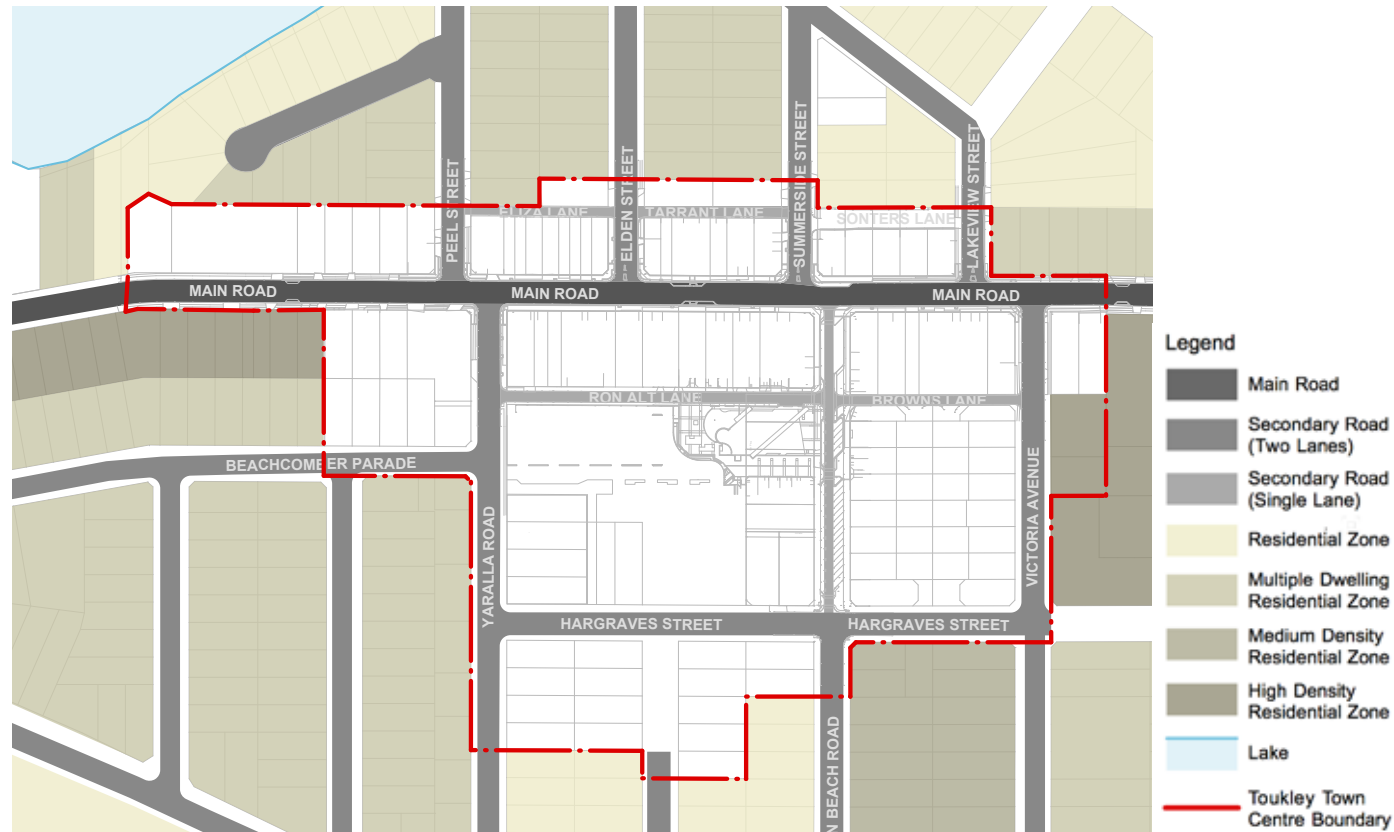


Toukley Site Images, 2012 (Image Source: TDEP)

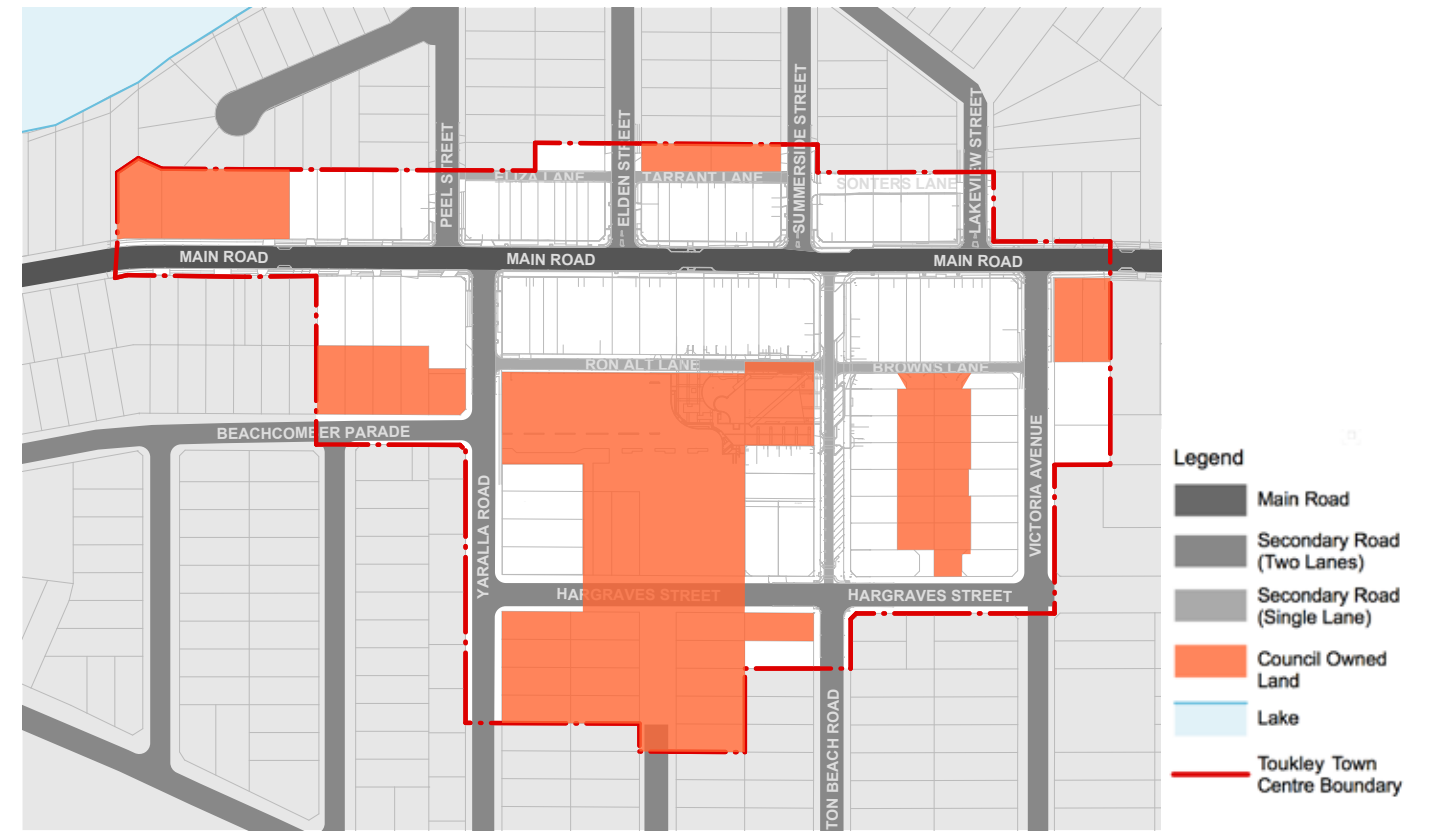
Analysis and Feasibility

3.0 ZONING AND LAND USE

Existing Residential Buildings



Council Owned Land

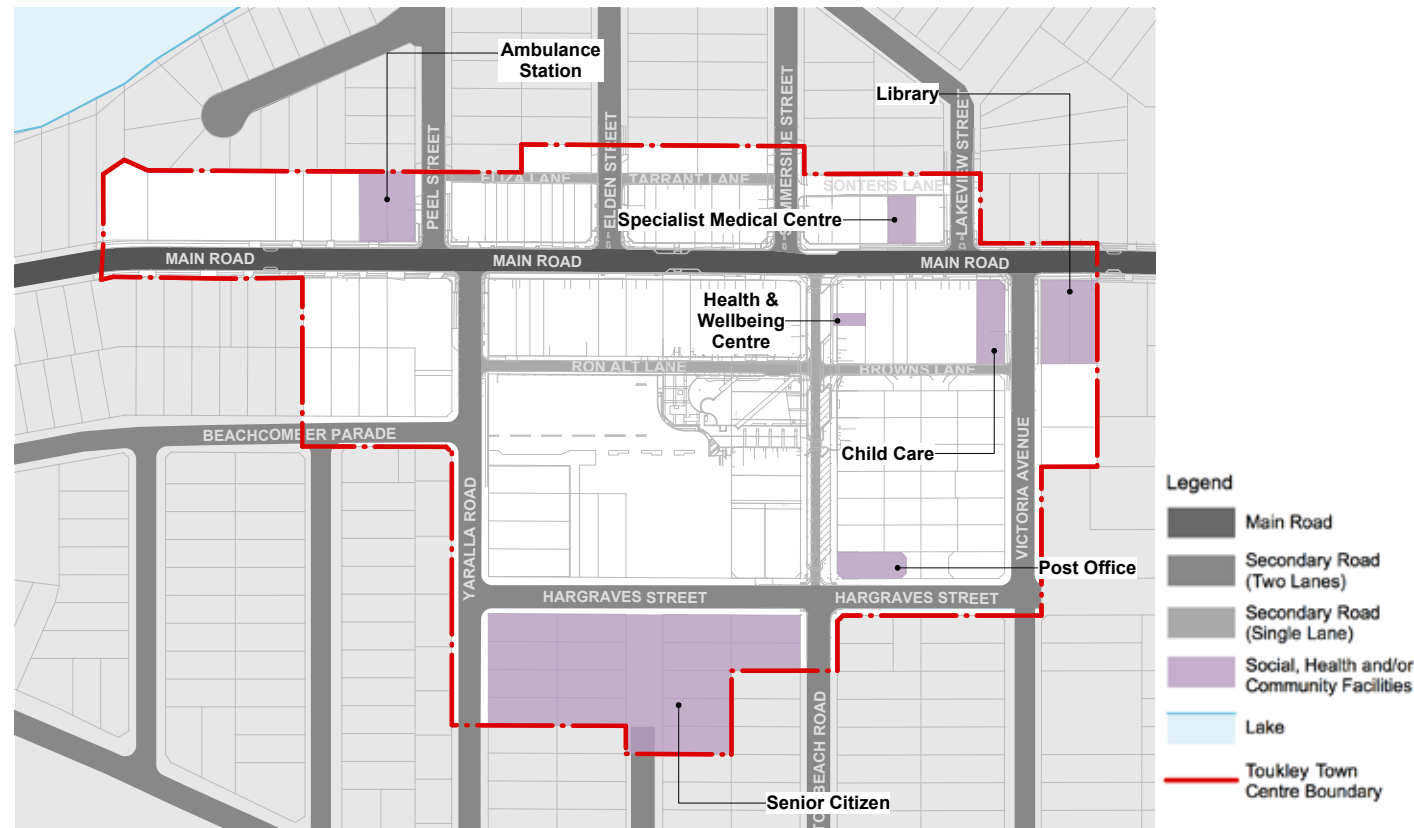


Toukley Site Images, 2012 (Image Source: TDEP)



Toukley Site Images, 2012 (Image Source: TDEP)

Existing Community Buildings



Existing site values summary:

- Toukley Town Centre is surrounded by residential zones
- Land use within Toukley Town Centre includes:
 - commercial use widely spread across town
 - community use
 - two main open gathering spaces, include:
 1. *Toukley Gardens located at the West End of Town Centre;*
 - carparking;
 - toilets;
 - open grass area, and
 - picnic facilities.
 2. *Village Green at the centre of Town Centre:*
 - carparking;
 - public toilets;
 - seating, and
 - play equipment.
- Different kinds of building uses within Toukley Town Centre include:
 - medical retail and services;
 - cafés and restaurants;
 - youth oriented retails (Beachin Surf, Tattoo) and senior oriented retails (Scooters/mobility);
 - liquor shops;
 - food oriented shops such as Coles supermarket;
 - financial services such as banks, solicitors and accountants;
 - civic services - ambulance station, childcare, library, post office & senior citizen centre, and
 - other retail shops such as clothing, hardware and so on.

Challenges:

- Huge central carpark sitting at the centre of the Town Centre;
- Limited range of services which fails to cater for different range of age groups;
- Dispersed distribution of civic service;
- Low perception to main open spaces, and
- Lack of 'heart' or focus.

Opportunities:

- Improve public carparks and consider reduce the size of the central carpark;
- Consider relocation of the main community oriented buildings such as library and senior citizen centre;
- Increase legibility of open space, and
- Develop a focus for the Town Centre.



Toukley Site Images, 2012 (Image Source: TDEP)

Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

4.1 Local and Regional Context

Regional

The Toukley area includes the urban areas of Toukley, East Toukley, Noraville, Canton Beach and Norah Head with a total residential population of just under 9,000 people.

Local

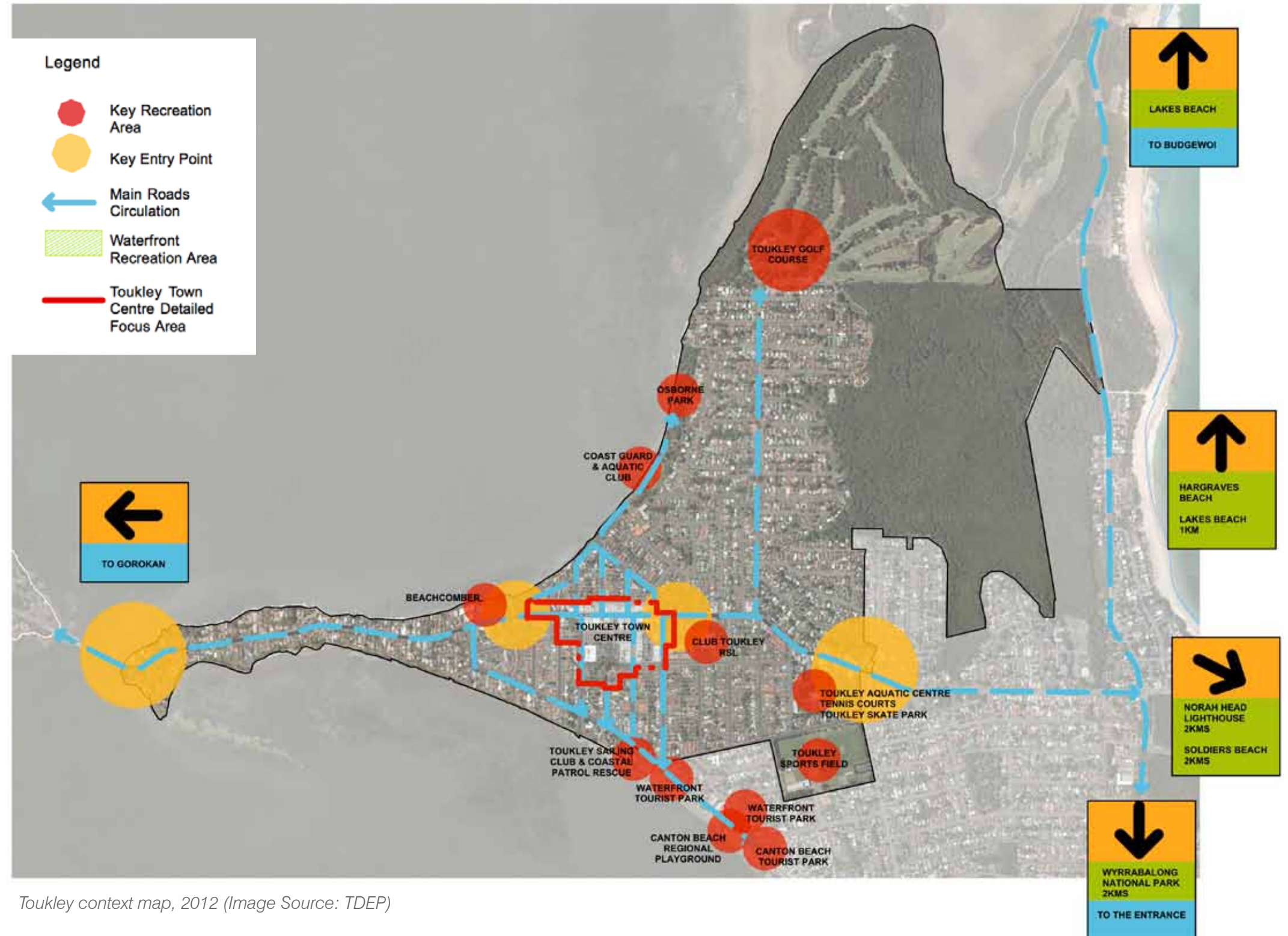
The Toukley Town Centre is the commercial focus for the locality. Secondary centres are located at East Toukley, Norah Head and West Toukley. However, various retail and commercial uses are located along Main Road, many outside the “boundaries” of the Town Centre. Non urban zones, largely located to the north, south and east of the residential areas, include Open Space, Wetland Management, Conservation, Scenic Protection and Special Uses zones. Many of these areas are environmentally and visually sensitive and require careful management.

This report covers the urban areas of the Toukley Town Centre, including Toukley township vehicular entry points, entry from the Main Road, and circulation loops connecting the Town Centre.

Future Iconic Development Sites have been chosen on their ability to provide a significant economic benefit to the community, stimulate further development and provide a significant public domain benefit public domain amenity.

Land owners and developers will receive a number of benefits and incentives for developing these iconic sites.






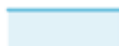
Some of these incentives include allowances for additional height and staged developer contributions in return for design excellence, green building design and developments that provide significant public domain improvements such as streetscape improvements, cycleways, public art and community facilities.



Toukley context map, 2012 (Image Source: TDEP)



Legend

-  Main Road
-  Secondary Road (Two Lanes)
-  Secondary Road (Single Lane)
-  Iconic Site
-  Lake
-  Toukley Town Centre Boundary

1. Town Centre Council Carpark
Senior Citizens Centre
2. Old Service Station Site & Adjoining Carpark
3. Toukley Caravan Park
4. Waterfront Tourist Park
5. Lakedge Caravan Park
6. Rustrum Site
7. RSL Club



Potential re-alignment of Toukley Gardens



Toukley Site Images, 2012 (Image Source: TDEP)

Iconic Development Land Map as identified the from Council's Strategy Report below;

Iconic Sites as identified for Toukley township include:

- Site 1 - Coles Development, Council Carpark and Toukley Senior Citizens Centre
1 and 1A Hargraves Street and 9-25 Yaralla Road, Toukley Lot/DP: Lots 80-84 DP 20493, Lot 87 DP 365097, Lot 1 DP 702807, Lots 1-2 DP 1077548 Area: 26,900m² Existing Zone: 5(a) Special Uses – Parking, 2(a) Residential and 3(a) Business Centre
- Site 2 - Old Service Station Site and Adjoining Council Carpark plus others 205-211 Main Road, 20W Yaralla Road, 40 Beachcomber Parade, Toukley
- Site 3 - Toukley Caravan Park 2-14 Tamar Ave, 145-165 Main Road, 6-10 Dunleigh Sreet, Toukley
- Site 4 - Waterfront Tourist Park 18-20 Beach Parade, Canton Beach
- Site 5 - Lakeside Caravan Park 5-8 Beach Parade, 1-5 Crossingham Street, 1-3 Kantara Road, Canton Beach
- Site 6 - Rustrum Site 21 Rowland Terrace,
216-222 Main Road, Toukley Lot/DP: Lot 91 DP 565884, Lots 2-4 DP 406181, Lot 2 DP 213097 Area:
5,355m² Existing Zone: 2(a) Residential and 2(b) Multiple Dwelling Zone
- Site 7 - Club Toukley (Toukley RSL) 263-273 Main Road and 35-47 Holmes Road, Toukley

Analysis and Feasibility

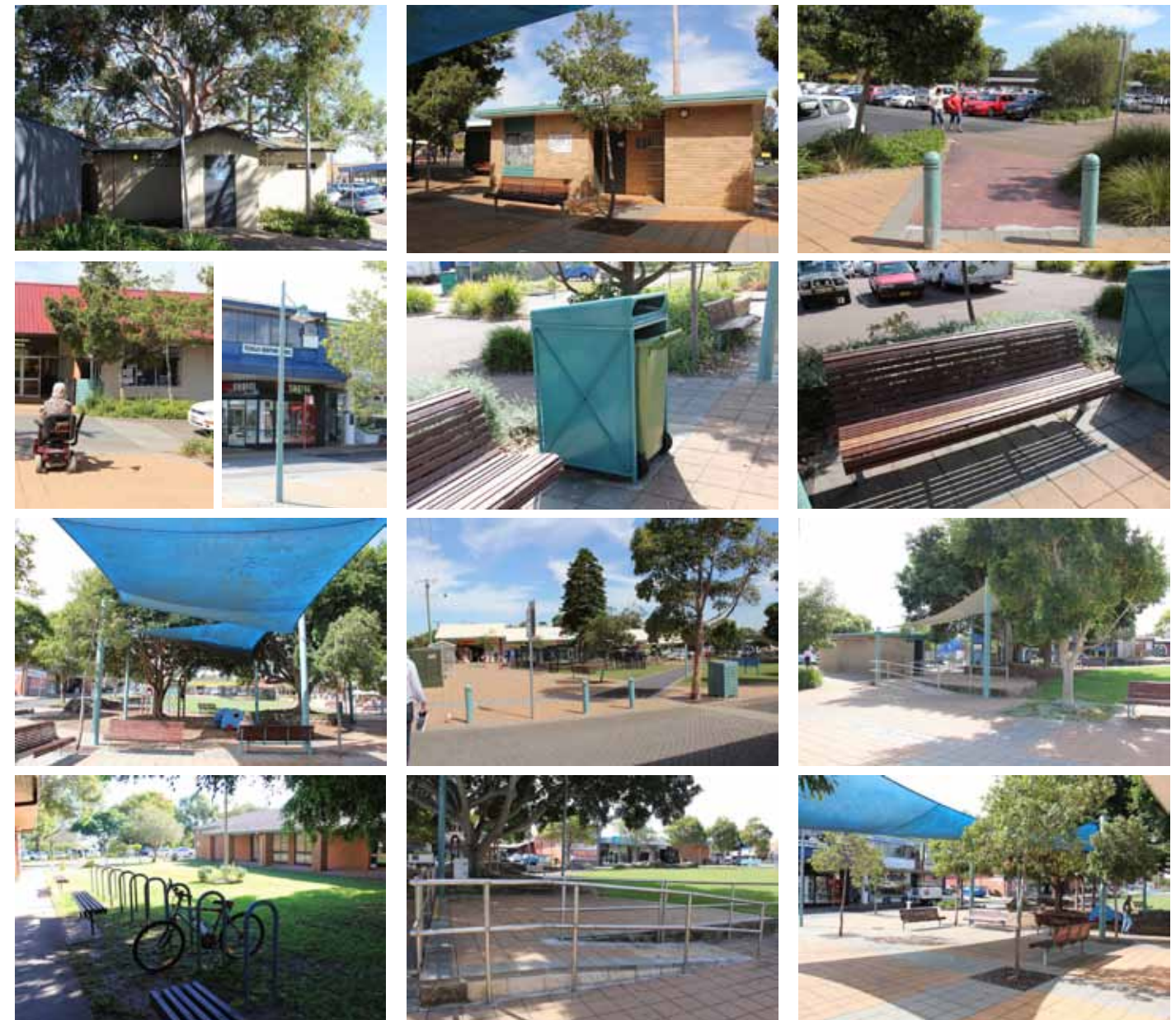
4.0 FUNCTIONAL ANALYSIS

4.2 Assessment of Fabric and Amenities

Generally facilities found in the Toukley Town Centre are consolidated and applied in a unified manner. They are not overly proliferated and in particular reference to seats, bins, bollards and bike racks, generally appear to meet user needs.

The exception to this is fencing to the Main Street, where the stakeholder Liason Group feels that it forms a visual barrier to pedestrians, inhibiting the desire for exploration.

The central placement of toilet block, playground and stage within the rear carpark and adjacent the central green currently creates a barrier in the central public domain with views and passive surveillance blocked between Main Road pedestrian links and the cafe/retail frontages located to the south. These facilities are also dated and generally appear tired, potentially unsafe and therefore uninviting to users.



Existing fabric within the Town Centre

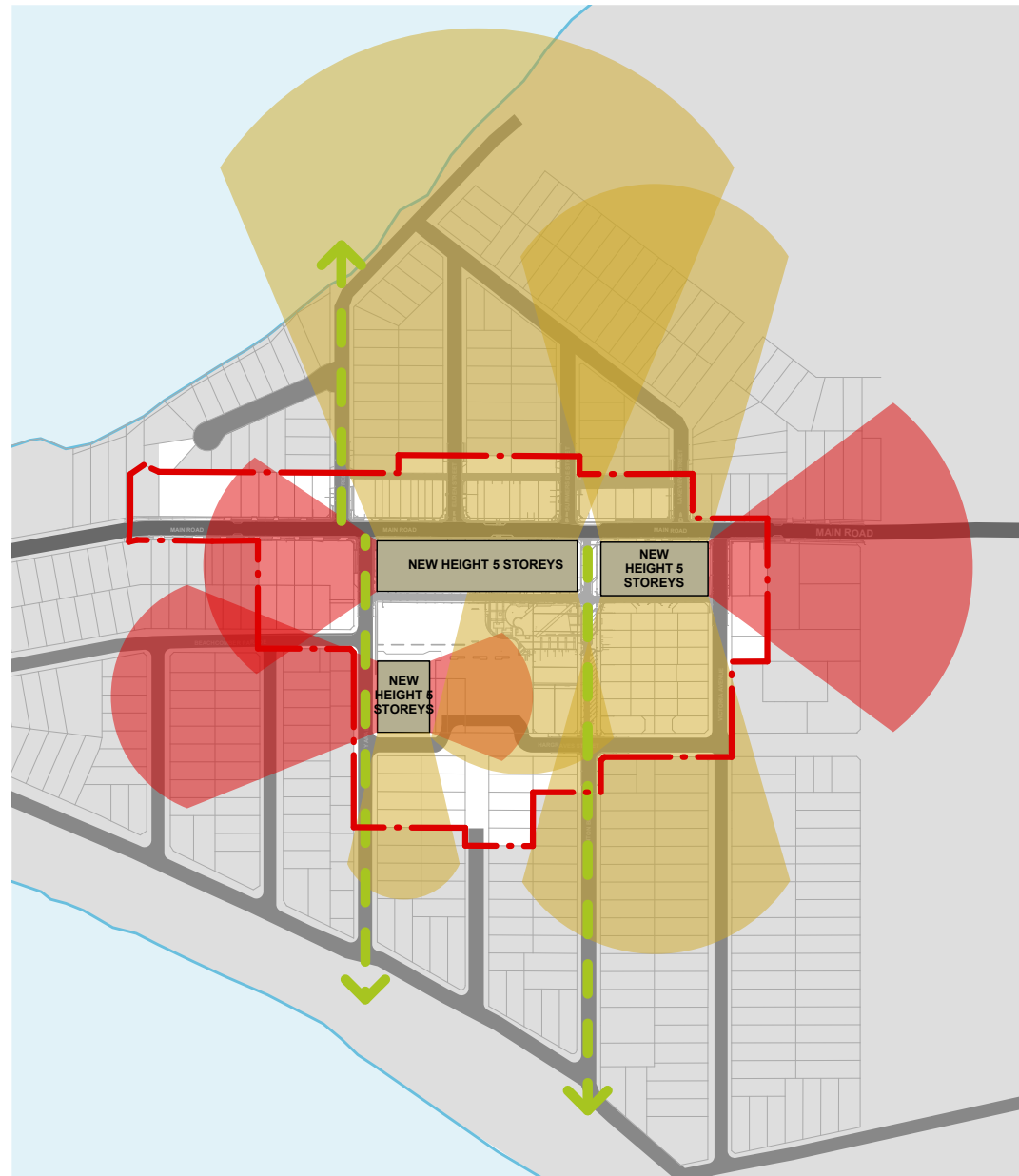
4.3 Landscape/Visual Assessment

Currently only limited views to the adjoining lake system are available at street level within the Town Centre public domain, despite its location on top of the ridge with water closely located to north and south. Some water vistas are available within the adjoining north south streets including, Yarralla Road, Peel Street, and Victoria Avenue.

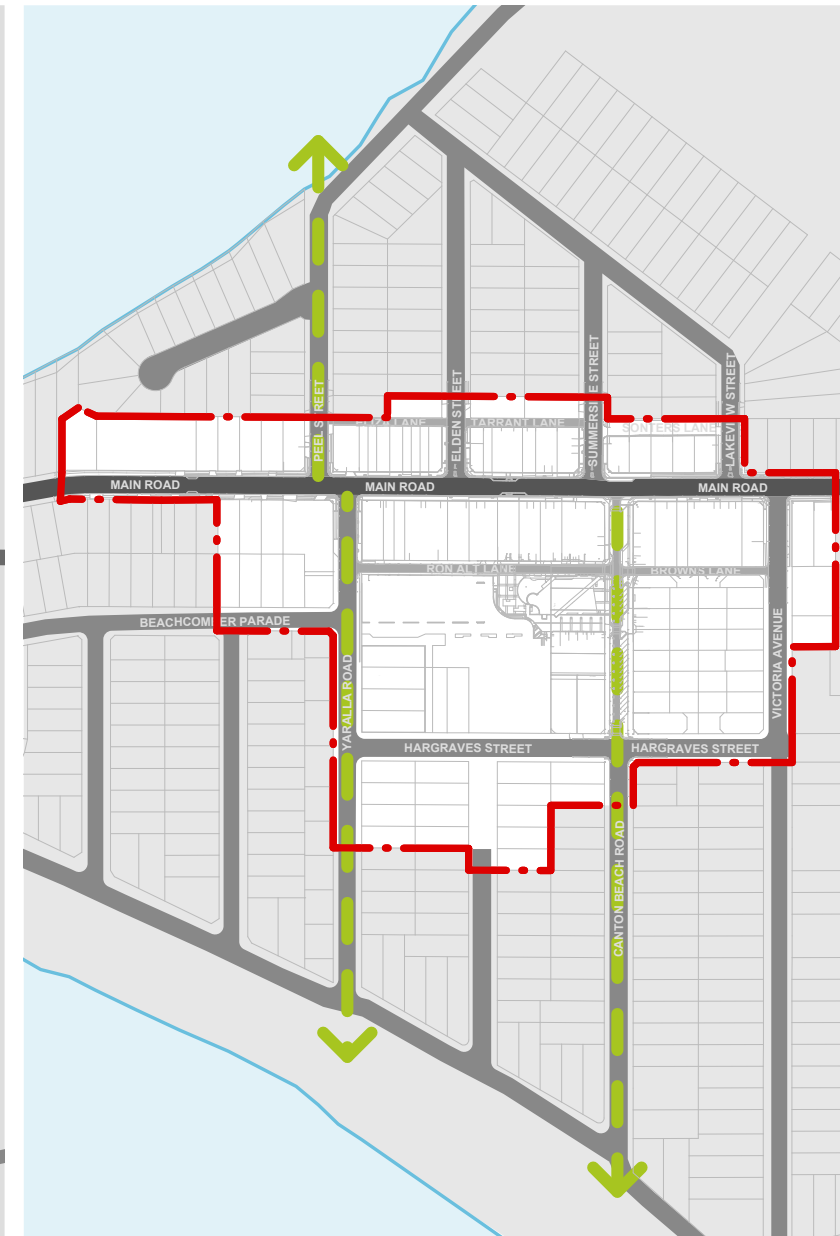
The potential for water and district views from new development offers an important opportunity to strengthen the identity and character of the Town Centre and for improved circulation, wayfinding and orientation within and around the Township.



Existing public domain views



Potential views to water



Existing water views from the street corridors

- Legend**
- Main Road
 - Secondary Road (Two Lanes)
 - Secondary Road (Single Lane)
 - Buildings with New Height
 - Potential View from Building Height (District)
 - Potential View from Building Height (Water)
 - Views (Street Level)
 - Lake
 - Toukley Town Centre Boundary

Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

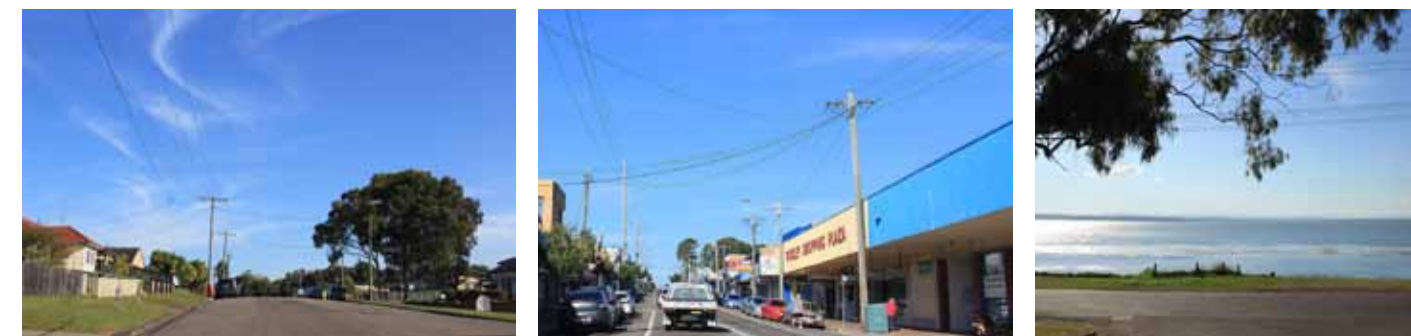
4.4 Heritage and Character

Existing Township Character

The existing character of Toukley is typical of a sleepy coastal town found on the Central Coast. Development is predominantly detached residential dwellings on large blocks on a north-south street grid arrangement.



Lakeside township with water based recreation



Middle class suburban residential streets with predominantly single story detached housing on large level lots and many with water access and/or views



Main Road runs along the ridge top east west through the centre of

Existing Town Centre Character

The existing character found of the main 'high street' is fairly suburban and quite dated. There is limited wayfinding provided within the Town Centre to help with arrival and orientation. While the public domain is consistent and clean, it lacks charm or personality that can be quickly identified as special to 'Toukley' and which sets it apart from adjoining towns. There is little invitation to a tourist to stop and linger longer. The carpark area and Village Green to the south of the Main Road, further supports the overall tired character but does offer good aspect. Links between these two distinct areas of the Town Centre are not easily recognised by 'out of towners'.



Existing character to Main Road



Existing character to Town Centre carpark



Existing character to Town Centre Village Green and plaza shopping

4.5 Arboriculture and Horticultural Factors

The existing street tree theming consists of a mix of exotic and Australian native species of various age, health and condition. The streets immediately surrounding the Town Centre and which link north and south to the water have a pleasant streetscape character but with limited established trees providing the function of shade and directional avenue wayfinding. Opportunities within the Main Road exist for additional larger nodal planting. Some larger potentially remnant tree specimens are located surrounding the Library and Senior Citizens buildings. Retention of these species should be desirable for future planning of the Town Centre. A species appearing to be thriving in the local conditions include *Angophora costata* (Smooth Barked Apple), *Lophostemon conferta* (Brushbox), and *Cupaniopsis anacardioides* (Tuckeroo). Species selection to align with 'Greening Wyong' and Council's maintenance requirements.



Existing street trees map

Existing Mature Trees to Town Centre



Trees to carpark area include; *Lophostemon*, *Angophora*, *Callistemon* and *Tristaniopsis* sp. in varied condition



Garden Beds to Carpark

Eucalyptus sp.- Toukley Library



Ficus sp. to stage area of Village Green



Heritage Pine



Lophostemon confertus

Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

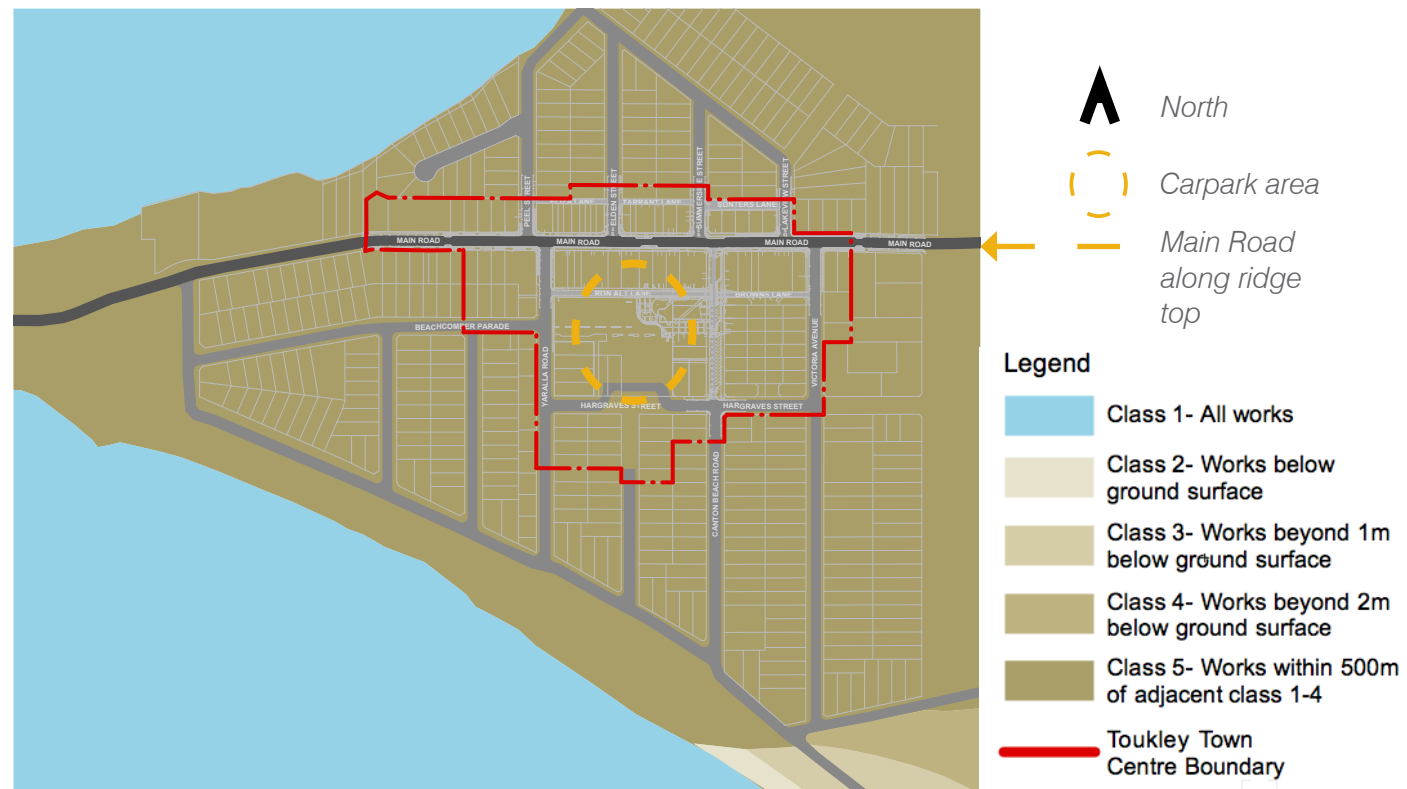
4.6 Topography, Soils and Drainage

Public domain areas within the Toukley peninsula are affected by naturally occurring Acid Sulfate Soils and a high water table. These environmental constraints as well as the coastal sandy soils and on shore winds found in this location places greater limitations on plant species appropriate for the public domain. Careful consideration should be given to ensure hardy, sustainable species are used with extended plant establishment periods potentially required.

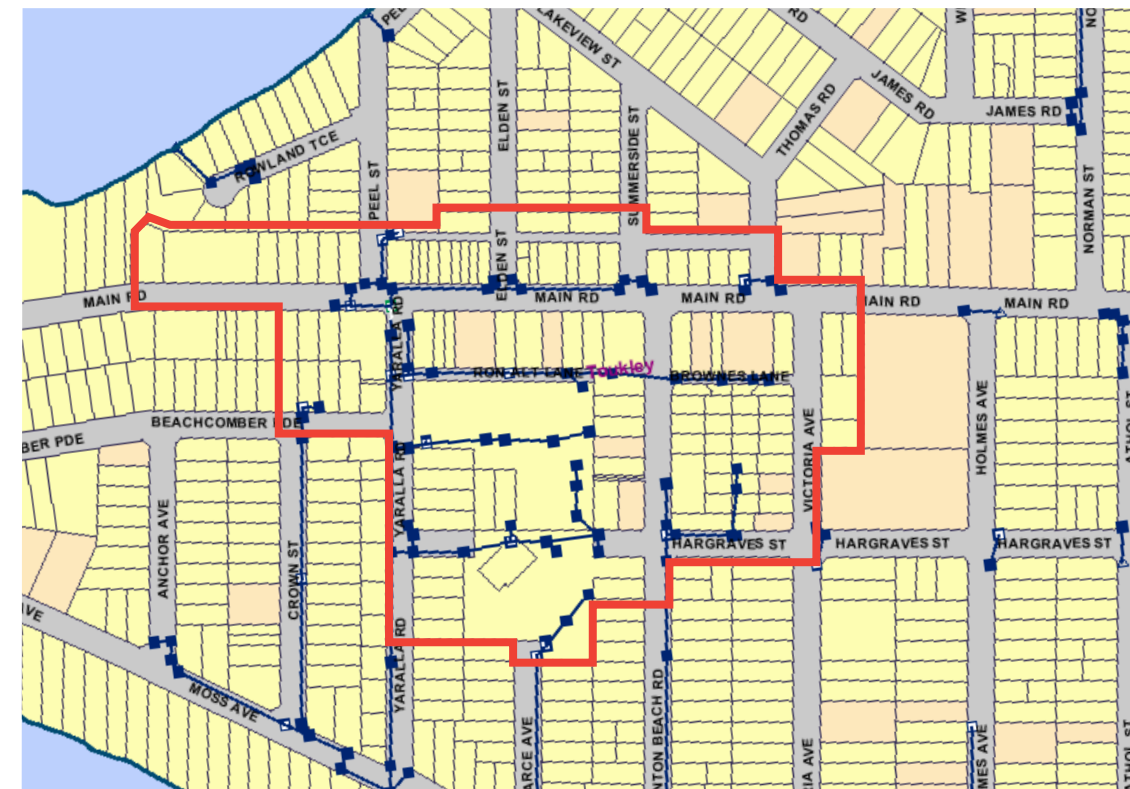
The Main Road running through the centre of the township sits at the highest point along the ridge top with the heart of the retail Town Centre to being the carpark located to the southern side. Currently the topography combined with existing built form does not allow for strong visual connections to the water from the main public domain gathering spaces.

Historically, the Wyong Shire has experienced a statistically significant annual increase in average minimum temperatures of ~0.9°C experienced a statistically significant decrease in annual rainfall of ~274mm over the same period from 1948-2007 in the coastal zone of Wyong in which Toukley is located.

Also in recent years Wyong Shire has experienced an increased climate variability and extremes. Several major storm and flooding events combined with projected sea level rise have significantly raised community and Council awareness of climate and the potential impacts of climate change on their local area.



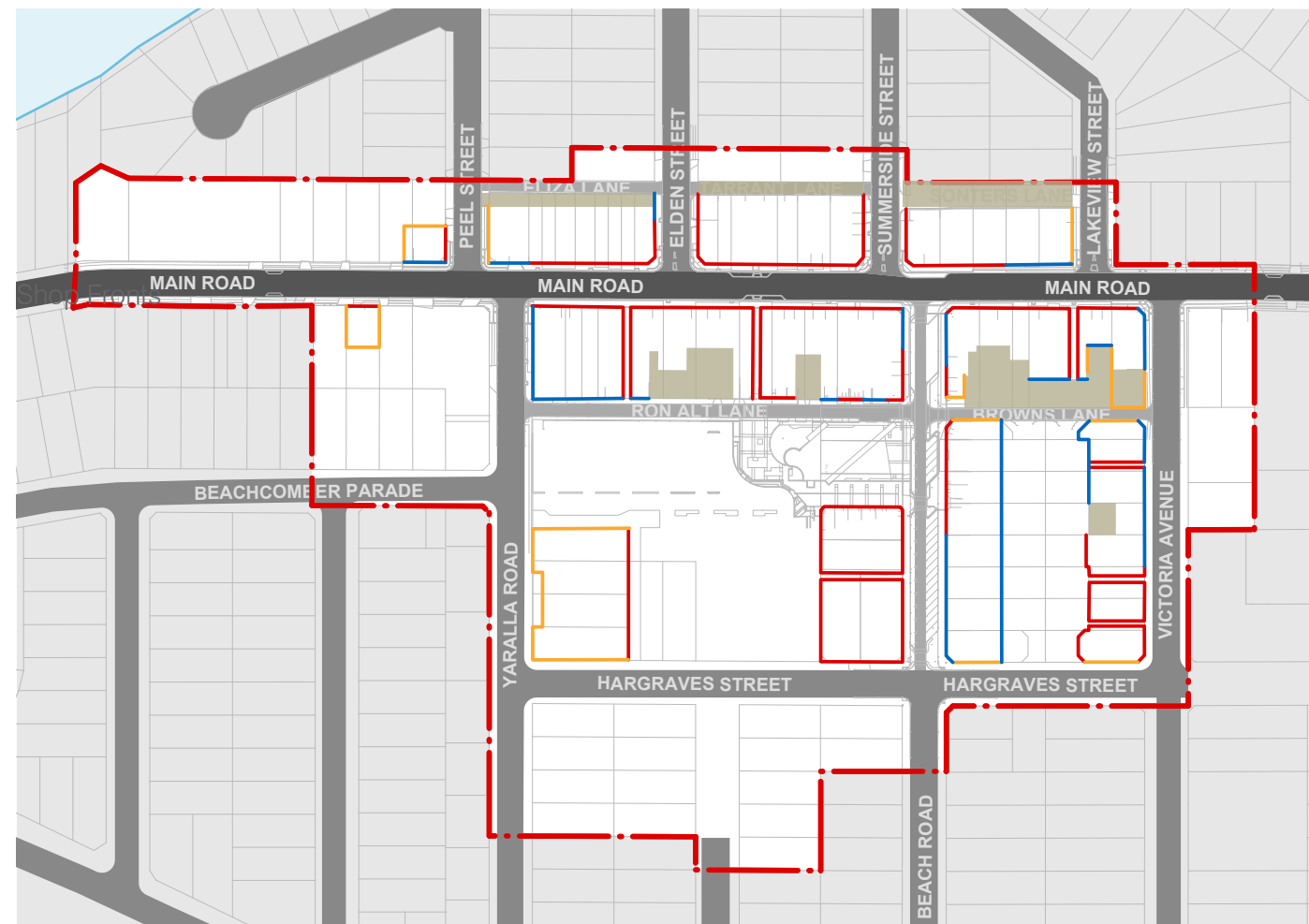
Toukley Soils Map



Toukley Existing Drainage Map

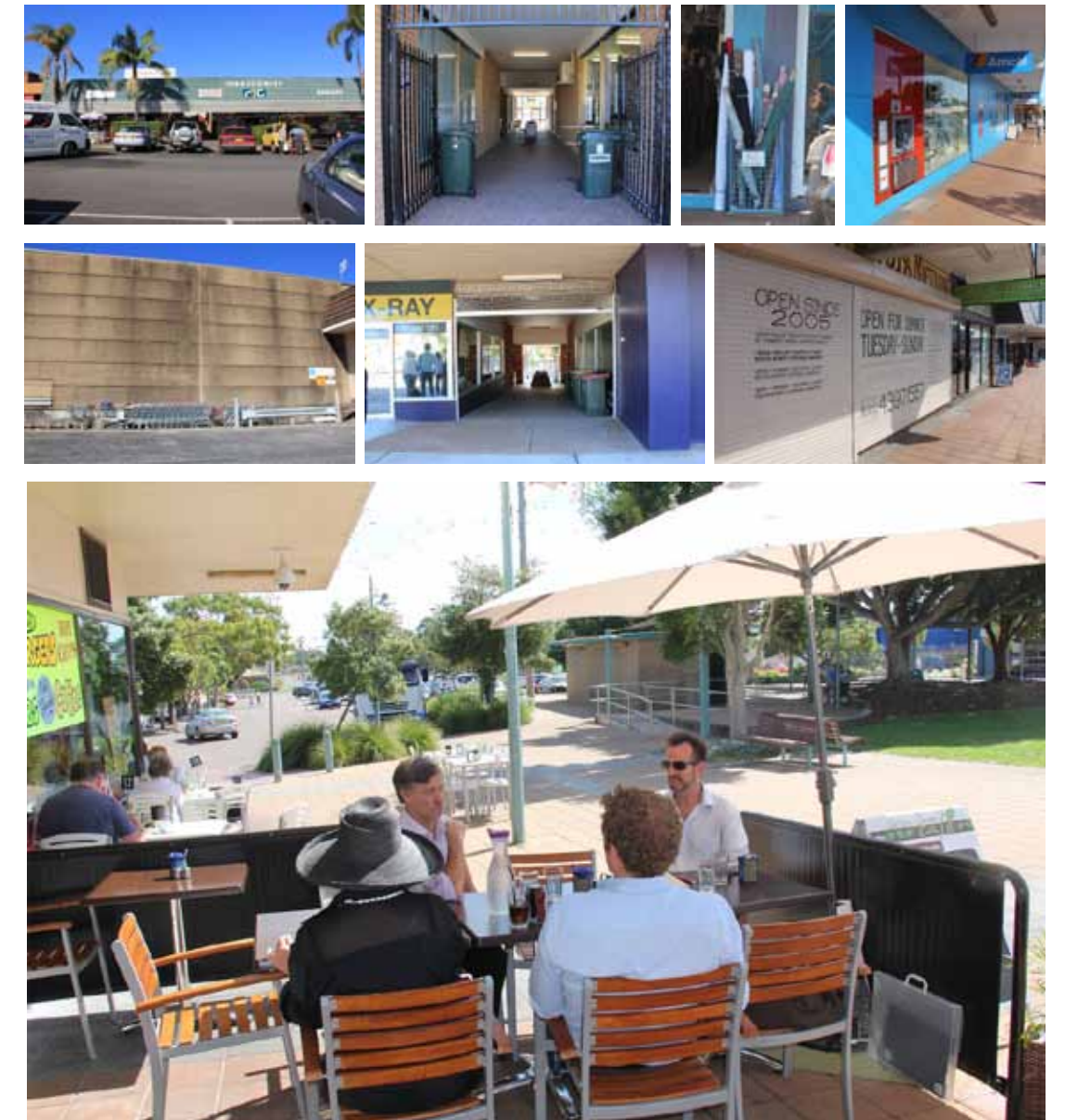
4.7 Active Frontages

Currently there is a limited amount of open frontages within the retail centre with about 10-15% of shops being empty or closed during business hours. These businesses are scattered throughout both the Main Road and core retail areas. Currently only 3-4 food service retail premises are located adjacent the Village Green open space public domain areas. Shop fronts are mostly made up of closed window frontages with no on street trade/spill out activity. Many main street retailers rely on sandwich boards for retail activation and on street presence.



- Legend**
- Main Road
 - Secondary Road (Two Lanes)
 - Secondary Road (Single Lane)
 - Active Shopfront
 - Inactive Shopfront
 - Closed facade
 - Back of House
 - Lake
 - Toukley Town Centre Boundary

Toukley Existing Town Centre Activation



Toukley Site Images, 2012 (Image Source: TDEP)

Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

4.8 Destination Spaces - Use and Recreation

Some key destinations identified within and near the Town Centre currently include:

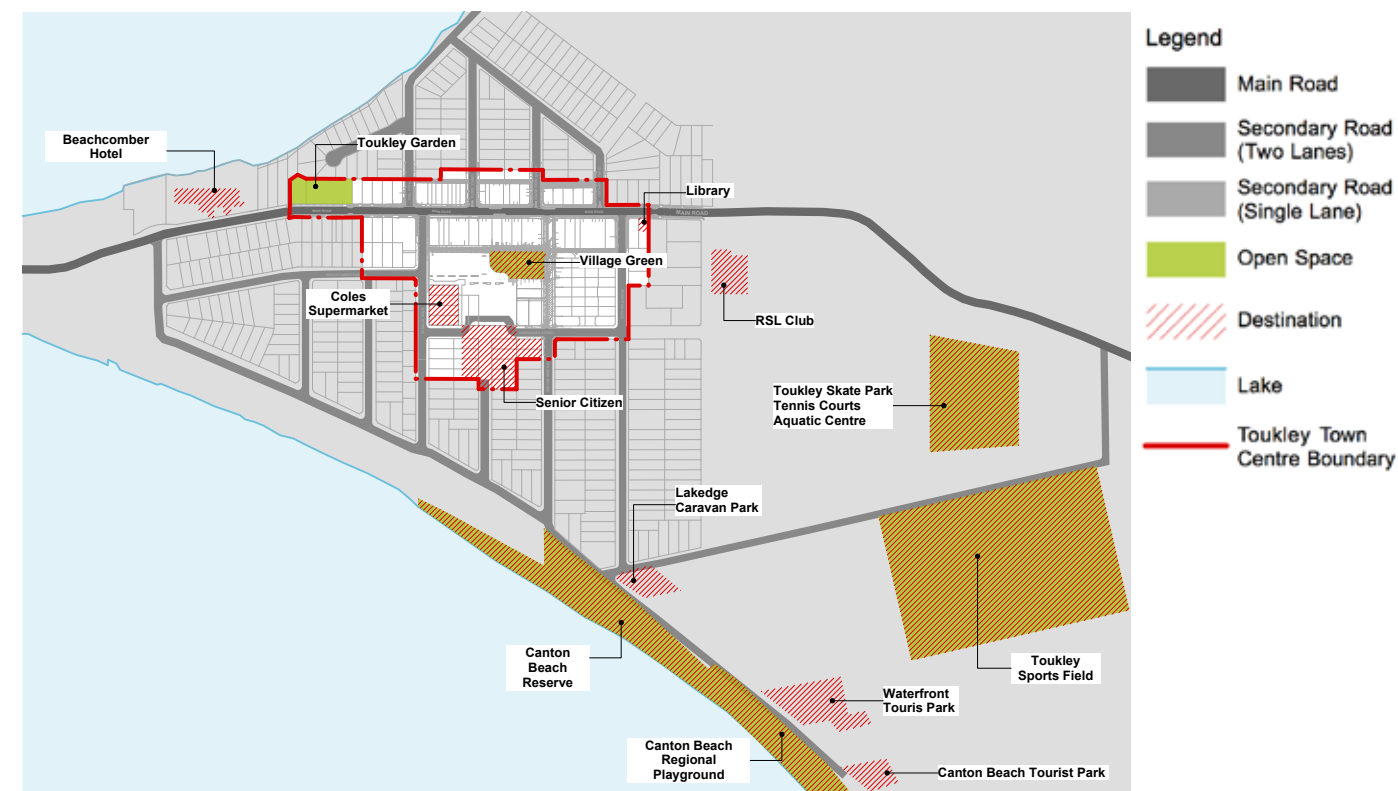
- The Beachcomber Hotel;
- Caravan and Tourist Parks;
- Toukley Gardens;
- Coles Supermarket;
- Senior Citizens Centre
- Village Green;
- RSL Club;
- Skate and leisure park, and
- Canton Beach Reserve and Osborne Reserve open space.

Challenges that affect the legibility and function of destinations include:

- Poor tourist information;
- Poor signage and linking information identifying the location of the Town Centre from Main Road, points of interest throughout Town Centre and township, and
- Limited visual cues such as pavement hierarchy/tree avenues.

Opportunities:

- Identify key destination and major interest points at regular intervals through signage and physical pedestrian and cycle links;
- Improve cues in the public domain for exploration ie. tree planting and material themes;



Key existing Toukley destinations map



Open Space and Destination Areas (Image source TDEP)



Open Space and Destination Areas

Village green



Osborne Park



Senior Citizens



Canton Beach Reserve



Toukley Gardens



Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

4.9 Circulation

Currently there is an emphasis on vehicular movement and parking in the Town Centre. This limited existing pedestrian network throughout the Town Centre restricts encouragement for the community to participate in retail and community gathering activities.

Some key observations related to entry and arrival and wayfinding can be made:

Entry and Arrival

Challenges:

- No clear entry or arrival points to township or Town Centre;
- Limited built form and streetscape triggers identify entry into Toukley;
- Limited wayfinding cues to orientate non locals – water not visible from the Town Centre, and
- Town identity and character not reinforced along Main Road.

Opportunities:

- Identify entry hierarchy;
- Potential for iconic built form to reinforce hierarchy;
- Reinforce entry spaces via tree planting and material treatments;
- Make entry a destination space, and
- Provide clear connection to circulation loop of other key destination spaces.

Wayfinding

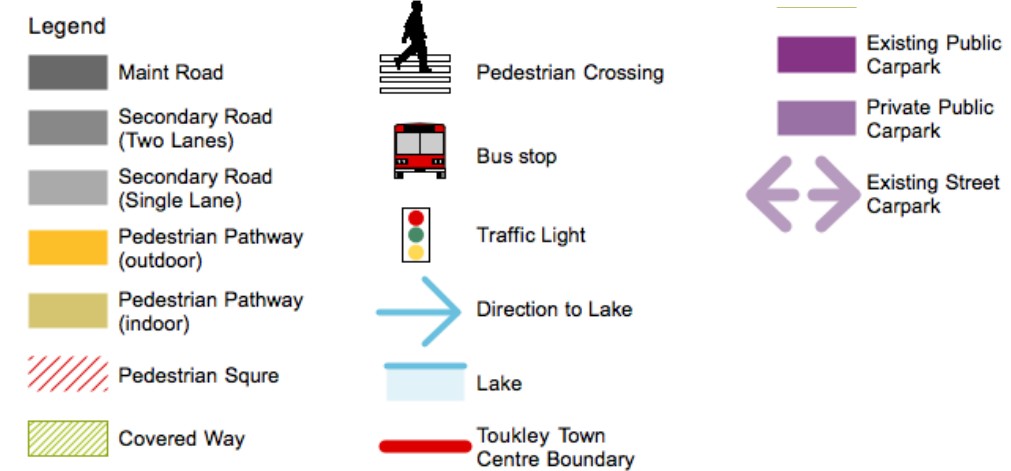
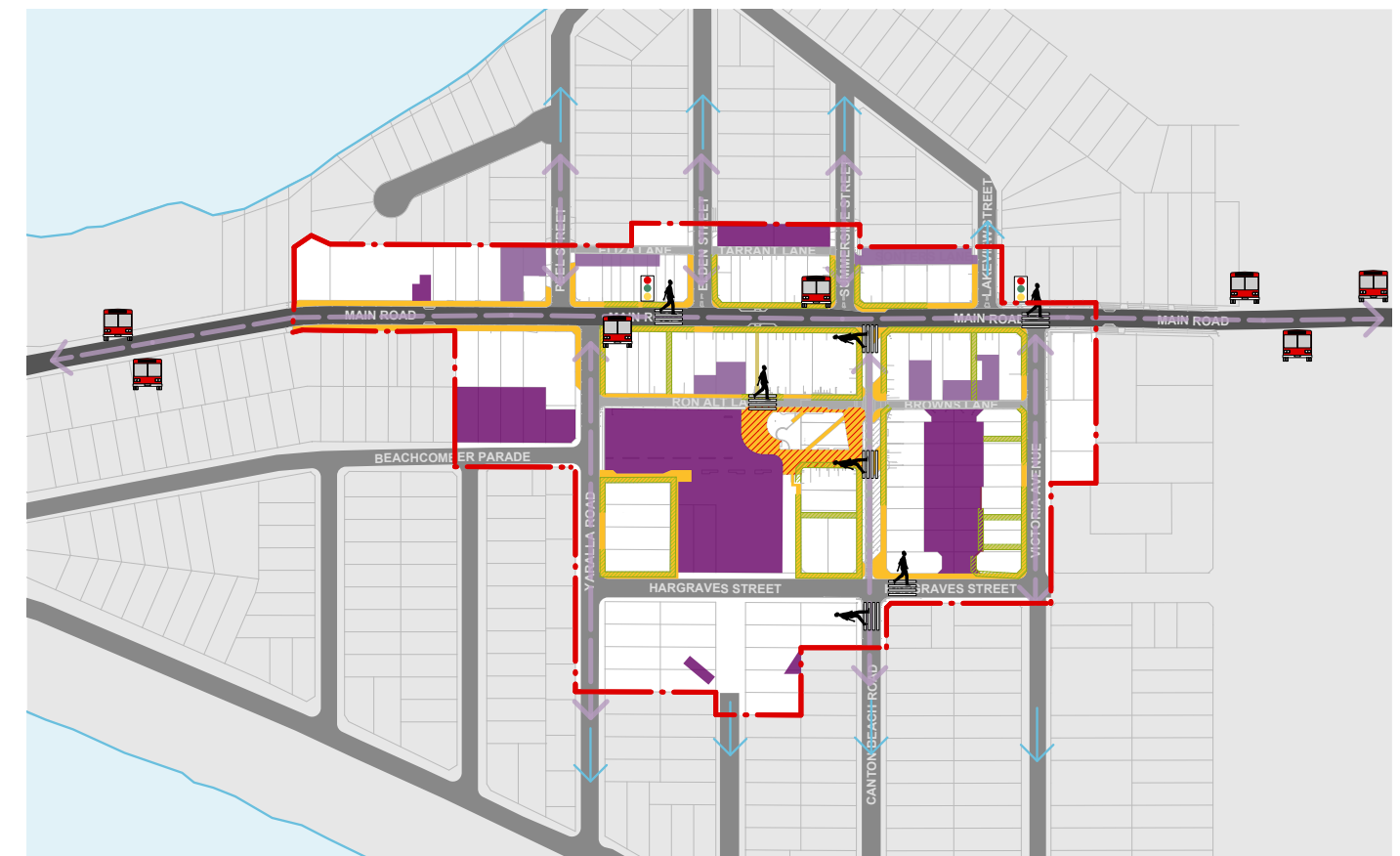
Challenges:

- Poor connectivity between destination areas and points of interest throughout Town Centre and township, and
- Limited cues for exploration.

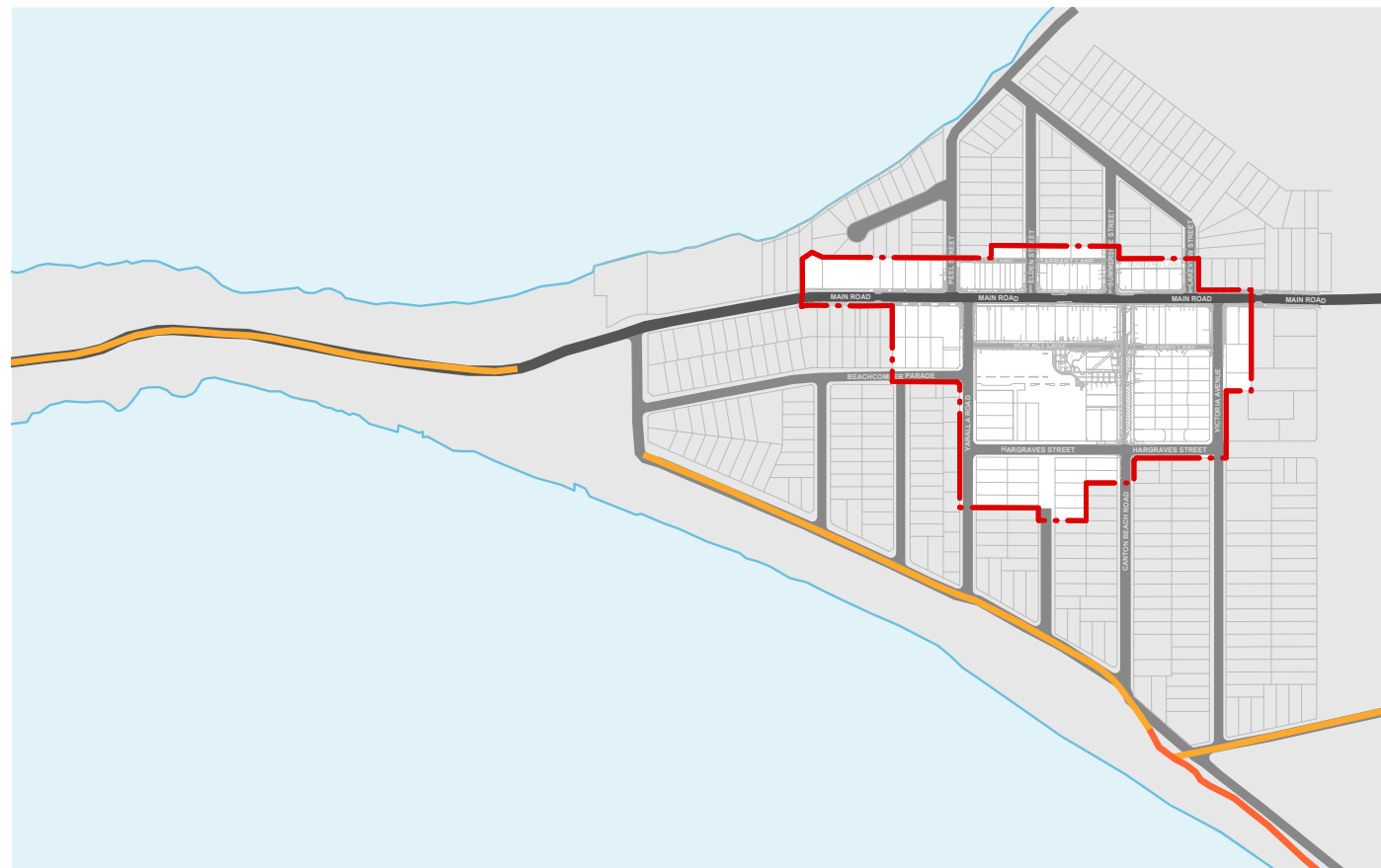
Opportunities:

- Potential visual links hierarchy of pavements/tree species;
- Directional signage/tourist maps;
- Provide clear Transport/Vehicular/Cycle and Pedestrian circulation routes to encourage exploration;
- Support connection through streetscape hierarchy cues, such as vistas, tree planting, destination and key retail/community use placement;
- Potential for iconic built form to reinforce hierarchy through scale, and
- Provide clear connection to circulation loop of other key destination spaces.

Existing Toukley circulation



Existing Cycle Routes



Toukley Site Images, 2012 (Image Source: TDEP)

Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

4.10 Security and Safety

Current key safety and security issues for Toukley Town Centre within the public domain, which should be addressed within the Masterplan include:

- Poorly defined pedestrian circulation within the carpark areas, especially between Coles and the Main Road access points through onto Ron Alt Laneway has resulted in large areas of potential vehicular/pedestrian conflict;
- Poor lighting and passive surveillance to isolated areas of the carpark has seen Coles and retail staff parking within central areas of the rear carpark closer to activity. This has a flow on effect of greater congestion and pedestrian/vehicular conflict during peak times;
- Recent spates of graffiti and vandalism have occurred after hours in the Town Square which heightens local community safety concerns and keeps people away from the area at night;
- Improve the safety of existing public toilet facilities;
- Consideration should be given to additional security cameras and improved passive surveillance
- A high number scooter users ride through the Town Centre in some cases causing pedestrian and/or vehicular conflict on the pedestrian paths and within carpark areas, and
- It is widely perceived by the local community that groups of 'young drunk' people not necessarily from the local area can be found drinking after 'closing time' within the Village Green and library areas or socially disadvantaged persons including methadone users.



Toukley Site Images, 2012 (Image Source: TDEP)

4.0 FUNCTIONAL ANALYSIS

4.11 Ecologically Sustainable and Economically Viable Development

Council should undertake initiatives which engage the whole community to adopt a model of sustainable risk free development which is based on a 'democratic approach'. This can be achieved through setting up policy agenda which encourages citizens, local business, developers and authorities to work together to improve urban-scape design outcomes through participatory design methods, including:

- Minimising disruption and uncertainty by developers embracing greater levels of transparency and public engagement throughout the planning process, and
- Seek comprehensive solutions to issues that acknowledge a range of professional views throughout varying stages of the development process.

Some key sustainability principles as outlined in Council's Strategic Plan which should be considered for all proposed public domain works in Toukley, include:

- Social cohesion which recognises everyone's needs;
- Effective protection, conservation and management of the natural environment, biodiversity and cultural heritage;
- Effective energy management;
- Effective management of hazards, including those associated with sea level rise, ocean processes, flooding, ASS and groundwater resources;
- Prudent use of the Toukley Peninsula's attributes and resources;
- Achievement and maintenance of stable levels of economic growth and employment, and
- Management of natural hazards in new developments, including flooding, coastal erosion and inundation (including the impacts of climate change), land instability, bushfire and acid sulphate soils.



Toukley Site Images, 2012 (Image Source: TDEP)

Analysis and Feasibility

4.0 FUNCTIONAL ANALYSIS

4.12 Management/Maintenance

Currently key maintenance and management issues for Toukley Town Centre within the public domain, where identified in the stakeholder workshops and should be addressed in the Masterplan process and ongoing implementation of public domain improvements include:

- Inadequate levels of watering/pruning establishment period for new street tree plantings/garden bed plantings by Council;
- Response time and removal of graffiti/vandalism by Council;
- Currently only Council are involved in the maintenance of the Town Centre with no involvement from retailers and shop owners;
- The High number of scooter used in the Town Centre impacts on paving;
- Hiring out of the 'Village Green' to the GTV for community events can be costly and restrictive;
- A limited number of youth orientated activities currently exist within the Town Centre, and
- Increased maintenance of the existing public toilet facilities to improve amenity.



Toukley Site Images, 2012 (Image Source: TDEP)

5.0 TOWNSHIP COMPARISON

Toukley Compared to Berry NSW and Noosa, QLD

The study team has considered several similar townships in order to draw a comparison for size, circulation and carparking uses. Whilst many townships would have relevant qualities to provide for suitable discussion, the team selected Berry Township because it has a similar central main street size/use running through the centre with a rear carpark and secondary area of retail. Noosa Township provides another good example as a coastal township where the local Council has previously addressed many of the same issues found in Toukley, such as pedestrian safety, inactive frontages, street trees /on street parking balance.

Town Centre Area Statistics:

Total Toukley: 100,983m²

Total Berry: 42,076m²

Total Noosa: 50,491m²

Public Existing Parking Statistics:

(Note: numbers were taken from aerial imagery and are approximate only)

Total Toukley: 450 parking spaces

Total Berry: 125 parking spaces

Total Noosa: 50 parking spaces

Key opportunities identified to be considered for Toukley;

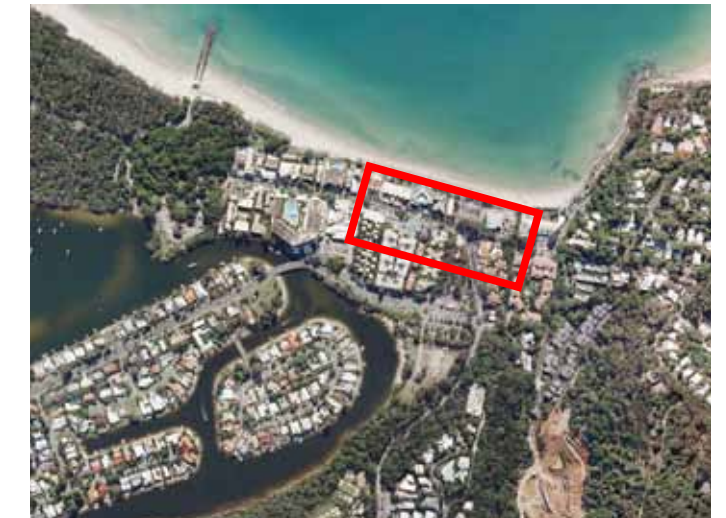
- Clear entry and circulation for vehicular traffic;
- Safe and easily recognisable connection points between car park areas and retail shops;
- Improved shade and signage with in retail areas to encourage pedestrian activity;
- Strongly identifiable public domain theme for 'Toukley' Town Centre;
- Good solar access to central recreation area, set back from vehicular traffic, and
- Compact Town Centre retail area to encourage concentrated pedestrian activation and passive surveillance.



Toukley Town Centre, NSW



Berry Town Centre, NSW



Noosa Town Centre, QLD



Toukley Town Centre Parking, NSW



Berry Town Centre Parking, NSW



Noosa Town Centre Parking, QLD

Analysis and Feasibility

6.0 TOWNSHIP CARPARKING

Currently there is a wide range of parking provision in the Town Centre.

The majority is located to the south of Main Road on Council owned land in close proximity to Coles supermarket, central Village Green and the Senior Citizens Club.

Approximate numbers of existing at grade car spaces to Town Centre, include:

Public Carpark Spaces: 450

Main Street Spaces: 55

Seniors Spaces approx: 29

Surrounding Streets Spaces: 207

Additional Public Carparking Areas: 85

Total Town Centre Spaces: 776



Rear Carpark in 'Day to Day' mode



Rear Carpark in 'Market Day' mode

(Aerial Source <http://www.nearmap.com/>)



Toukley Town Centre: Public Domain Plan

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

Introduction

Section 9 establishes the proposed framework for public domain planning design and management thinking. A vision for the Town Centre is expressed through a series of discussions around:

- Themes
- Objectives
- Strategies to: “set a framework”
- Strategies to: “implement key moves that will bring about change”
- Guidelines for implementation of improvements



7.0 PUBLIC DOMAIN GUIDELINES

7.1 Themes

The vital first step in establishing the public domain vision for Toukley is to clearly identify and understand what attributes of Toukley's character and identity should be harnessed to shape its future and what aspirations, not currently fulfilled, should be pursued. Through the consultation processes outlined in Appendix C, the consultancy team established four key theming / vision statements below to guide future enhancement and development of the Toukley township.

1. A coastal relaxed place, with a vibrant mix of community, that has a diversity of age, income and cultural backgrounds;

3. A place which has retained its pristine 'natural environment', 'clear air', '50's atmosphere' and relaxed attitude; and



2. A place nestled within an abundant natural environment with Lake, Beach and Rainforest walks;

4. A community that knows what is important in life - family holidays, relaxing in nature and connecting with people.



These can be distilled to then provide the following Vision Statement:
A coastal,
relaxed,
mixed age community,
of strong family values and
connected to the natural environment.

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.2 Objectives

The following key objectives identify ways Council and developers can support and promote the desirable Toukley vision.

Public space:

1. Unified objectives across the varied Council disciplines when planning the public domain and built form;
2. Connecting community with a diversity of age, income and cultural backgrounds;
3. Provide multi-use spaces that everyone can share;
4. Improve pedestrian and vehicular flows, links and circulation;
5. Promote Toukley's coastal and friendly relaxed atmosphere, and
6. Enhance township connection to water,
7. Create activity and character through events;
8. Promote sustainability and art through community driven ideas, conversations and programmes;
9. Ensuring ongoing activity driven development, responsive to trial and tested outcomes which have been simultaneously fostered by local community initiative and support;
10. Create a new type of public building, not a singular use;

Built form:

11. Recognise building forms and uses are important "shapers" of the public domain;
12. Active building frontages to encourage an increase vibrant community inter-activity, and
13. Consider varied building types ie. temporary versus permanent/multi-use spaces.

Promote a coastal, friendly relaxed atmosphere.....



Character and versatility.....



Water Sensitive streets



Creating activity to creating character.....



Building forms and uses are important "shapers" of the public domain



New York Street side



spark conversation through events within proposed areas of public domain and 'test the waters' with regard to function and usability.....

Pop up activation.....



Community art and events



Temporary versus permanent



Pop up Green House bar by Joost in Sydney

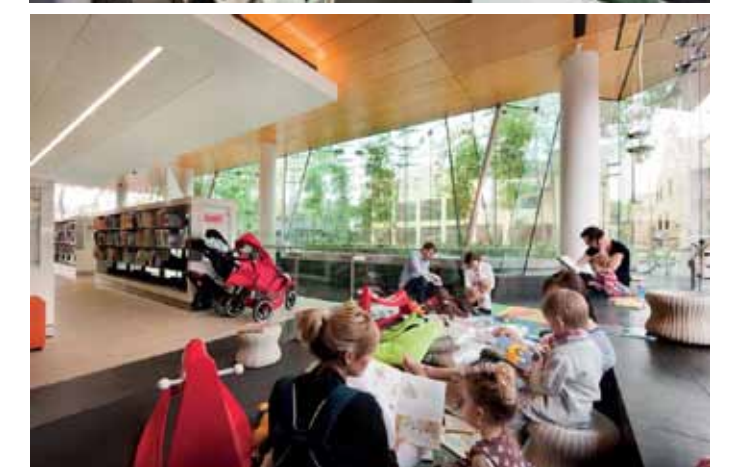


Pop up Bar in Miami

Active frontages to built form



Connecting community with a diversity of age, income and cultural backgrounds.....



Surry Hills Community Centre

Image source : John Gollings - FJMT Architects

Toukley Town Centre Public Domain Plan

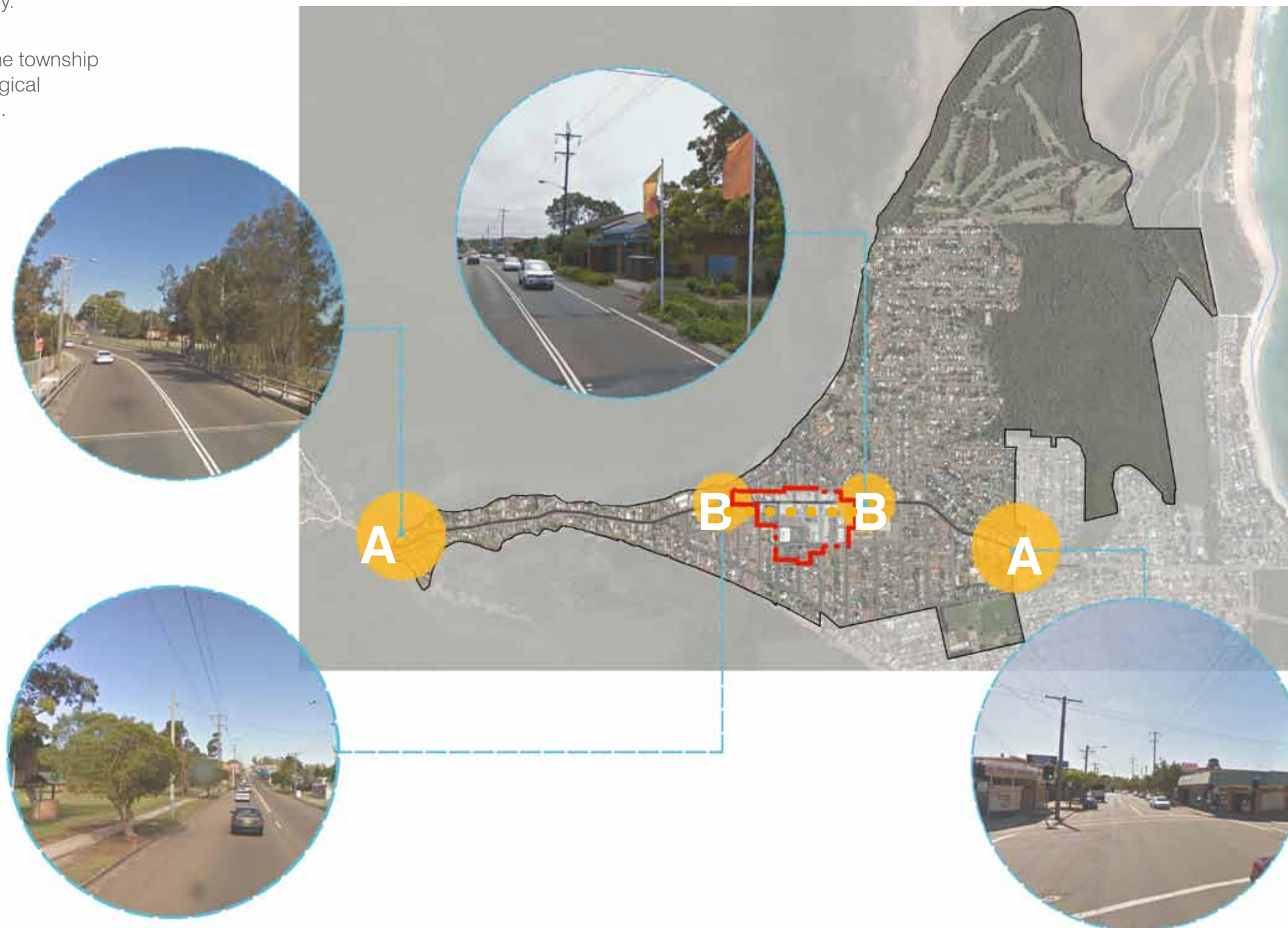
7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Setting the framework

The public domain principles set out the proposed “ground rules” for public domain planning and management in Toukley.

1. Entry and Arrival
 - 1.1 Create a sense of arrival to the township (A) and the Town Centre (B) at logical thresholds and orientation points.



1.2 Support arrival experience through entry markers and planting. Highlight sense of arrival to the Town Centre retail area through heightened Public Domain fabric, including; Vertical markers or planting, themed palette of materials and nodes of open space. Refer to Council's Style Guide for materials and signage.

1.3 Provide a clear point of orientation where tourists can easily stop, rest and orientate themselves.



A Identify possible key landmark entry points to Toukley township easily recognisable signage, supported with water views and planting - signage typology should reflect Toukley identity and character

B Identify possible key significant entry open space nodes to reinforce Town Centre retail area - support this further with strongly identifiable planting and public domain fabric, materials and planting.

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Setting the framework

2.0 Orientation and information

2.1 Consider a destination along the main road which has close proximity to the Town Centre and can provide such elements as:

- A place to stop, sit and relax;
- A strong visual connections to the water;
- At-grade parking;
- Toilets and picnic facilities;
- Children's play, and
- A cafe or restaurant to linger and enjoy the view.



Identify possible key orientation site with open space and reinforce interaction with water /recreation to locate tourist information/ transport hub



Strong built form at entry and arrival point



Accessibility and Parking



Children's play



Facilities



Connection to the beauty of Toukley



Provide a place to stop, sit and relax



Provide a place, a cafe or restaurant to linger and enjoy the view over lunch



3.0 Creating and reinforcing destinations

3.1 Destination uses and spaces will provide the 'heart' of the Toukley Town Centre, these include:

- Recognising major points of interest - recreation/sport- nature/coastal/views and lookouts and the Town Centres relationship to these;
- Provision of a central focus/gathering space within the heart of the Town Centre, and
- Reclamation of surplus road and circulation hard stand areas within the Town Centre for improved pedestrian circulation routes and safety.



Destinations in the broader Toukley area



Identify major points of interest- recreation/sport- nature/coastal/ views and lookouts including; Cultural (Architectural walks)/Walk recreation



Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Setting the framework

3.0 Creating and reinforcing destinations

Key Town Centre destinations



Retail

Council's retail economic development strategy model to be coordinated with Public Domain planning, in order to:

- Promote retail activity that reflects the character and identity vision;
- Ensure retail activities maximise passive surveillance opportunities at key gathering / through link spaces;
- Activate retail frontages (open, visible, display orientated, and well lit);
- Complementary retail trade clusters, and
- Flexible and responsive trading hours.



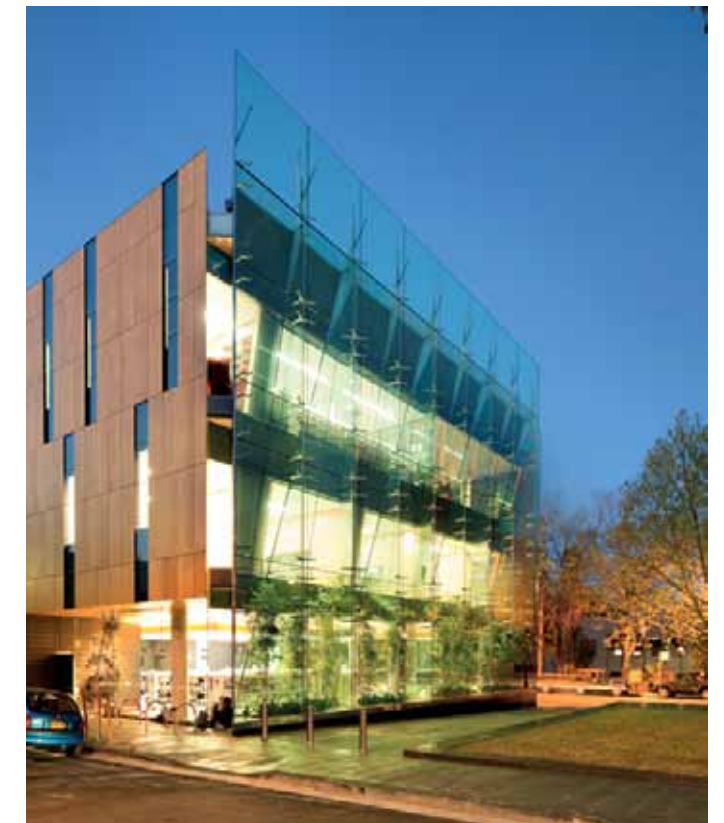
Village Green

- Reorientate to North - South for optimal aspect;
- Accommodate up to 1,500 people for events (existing scale);
- Provide a 'stage' or focal point;
- Consider safety – ie not too close to the main street traffic;
- Provide Cafes and incidental seating overlooking central public space, and
- Strong pedestrian links around but not through the space.



Information Centre

- Clear arrival -Nodal tree grove / signage;
- Tourist Information building
 - Map of Toukley
 - Accommodation;
- Toilets;
- On street Parking;
- Transport - bus / taxi;
- Children's Play;
- Event deck for large gatherings (200+) near to the waters edge/ or views to water;
- Restaurant and cafe facilities;
- Day conference facilities or close proximity to other facilities;
- Water access / vista, and
- Open lawn area and feature trees / gardens.



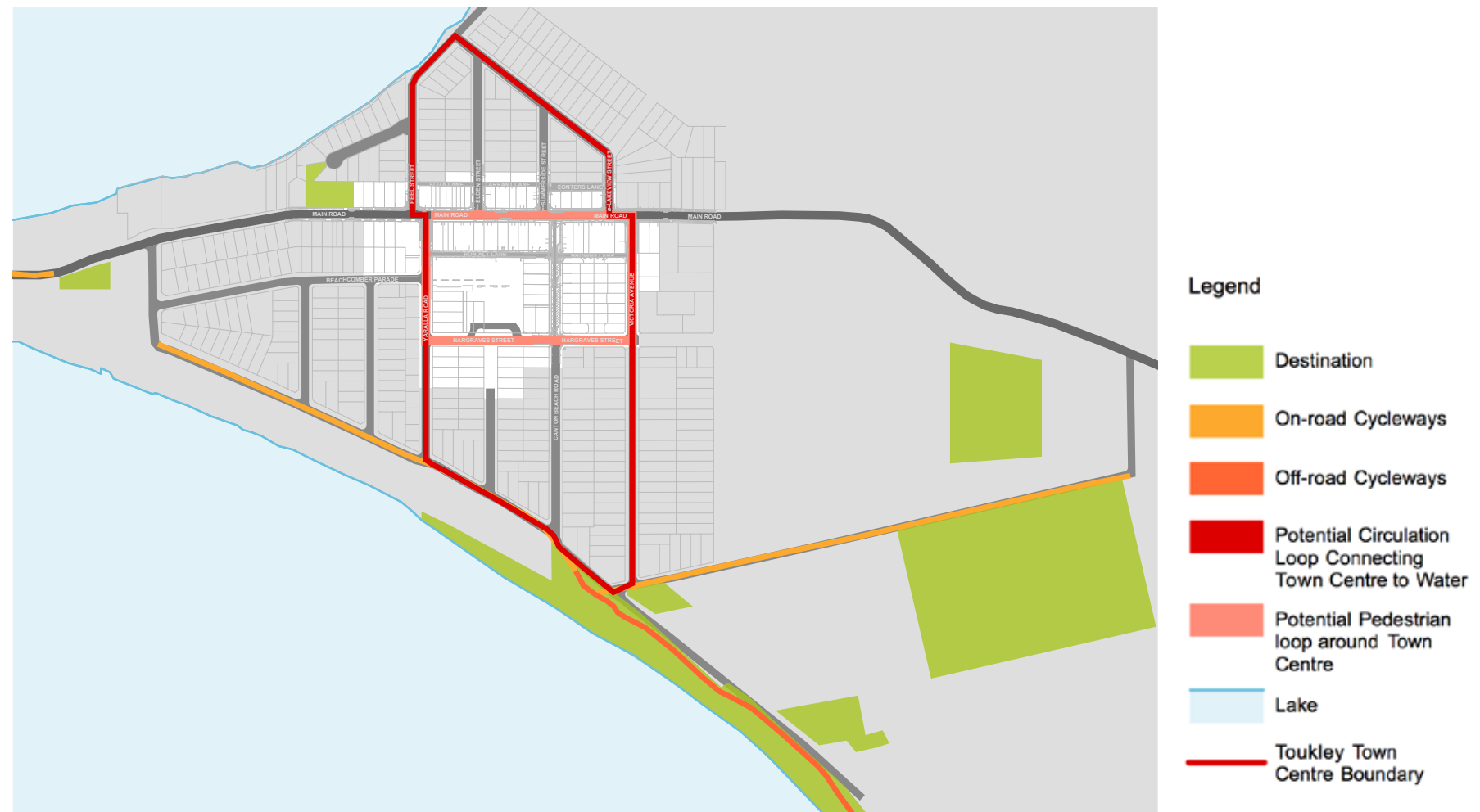
Landmark community buildings

- Multi-storey building with water and district views;
- Provide community facilities for a cross mix of ages and social backgrounds such as:
 - Library;
 - Senior Citizens;
 - Public Health;
 - Day Care, and
 - Community Hall;
- Break out space with open lawn area and feature trees / gardens or close proximity to other public open space, and
- Ability to be used both day and night.

4.0 Circulation and wayfinding

4.1 Develop an integrated network of circulation, that:

- Provides safe and comfortable access between parking/transport and destination uses and spaces;
- Provides strong links to pedestrian and cycle routes between Town Centre and recreational activities/destination points around Toukley township;
- Supports and encourages these links through signage, tree planting and path networks;
- Strengthen links between the Main Road and destination spaces;
- Investigates potential long term plaza links between the main street and the Village Green/Town Centre, and
- Reinforces town identity and character through materials and planting palette.
- Ensure appropriate lighting is located to key destination spaces and journeys and where required to aid safety and security.



Provide strong links to pedestrian and cycle routes to Town Centre and recreational activities ie. water sport / nature based recreation trails

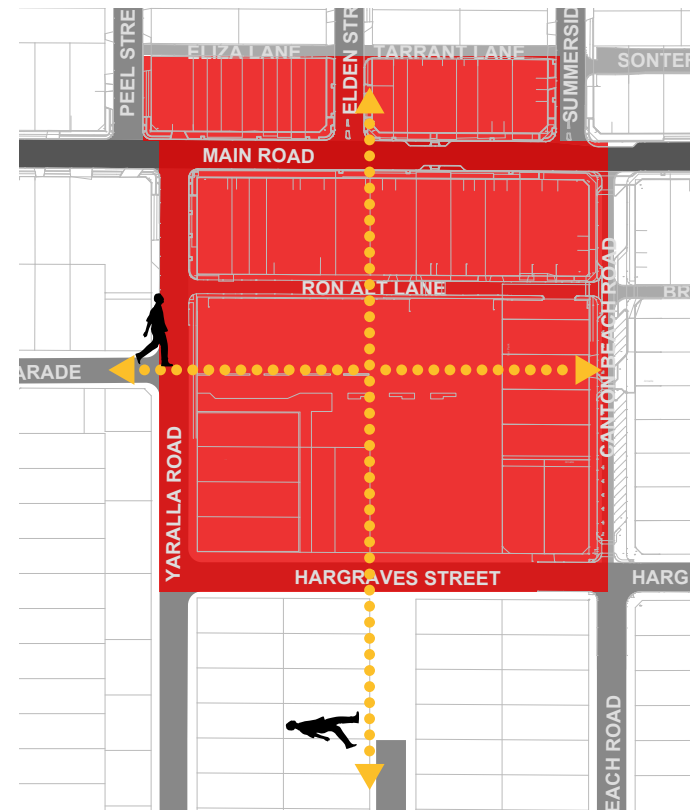
Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

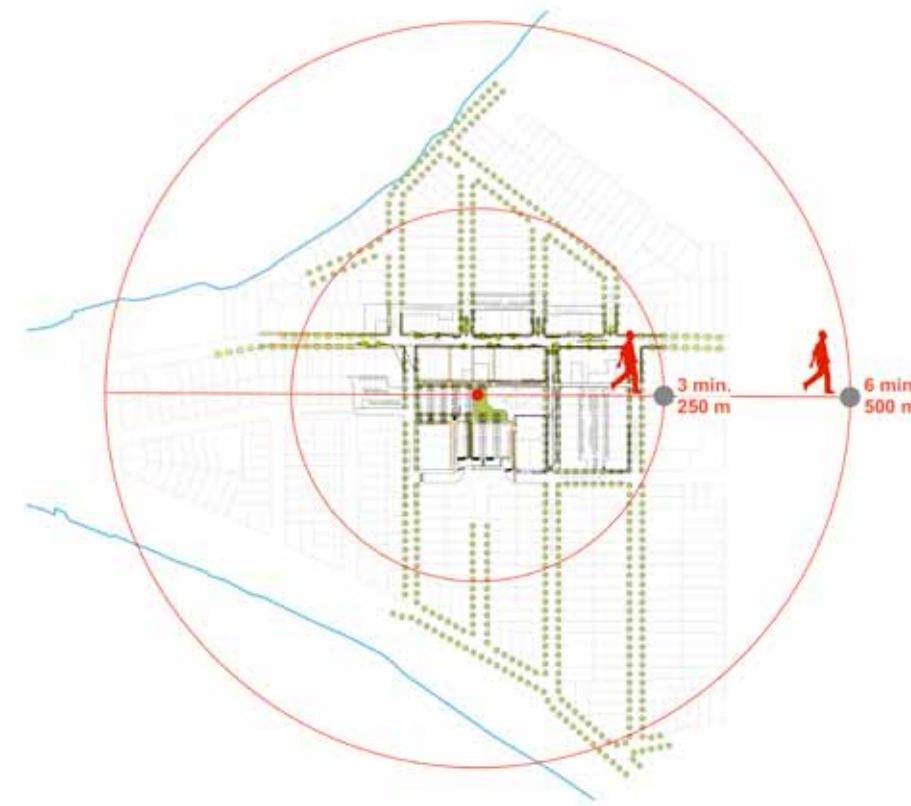
Setting the framework

4.0 Circulation and wayfinding



4.2 Improve circulation;

- Connect Town Centre to Main Street
- Clear & safe east-west & north-south pedestrian routes through carpark



4.3 Improve loop connections;

- Connect Town Centre to wider township loop circulation



Provide a loop linking varied Toukley Town Centre activities; resting, strolling, gathering, shopping, and eating.

7.3 Strategies

Key moves

Having established the strategic framework for public domain planning design and management the following strategies translates this framework into the key moves recommended for Toukley to affect short to medium term change.

The strategies are formatted to identify for each:

Issues: constraints and pressures that need to be addressed

Recommendations: broad actions to realise the visions and address constraints

Tool kits: detailed actions to be implemented through projects

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Key moves

1.0 Main Street Public Domain Revitalisation

The Main Road of Toukley is to be revitalised as a balanced public domain environment, serving both vehicular and pedestrian access and contributing to the overall Toukley identity and orientation.

Issues:

- Cluttered streetscape;
- Lack of recognisable Toukley identity;
- No visual cues to through links;
- Through links are uninviting;
- Poor pedestrian amenity, and
- Lack of “green” character.



Existing Toukley Main Street Streetscape (Image Source: TDEP)

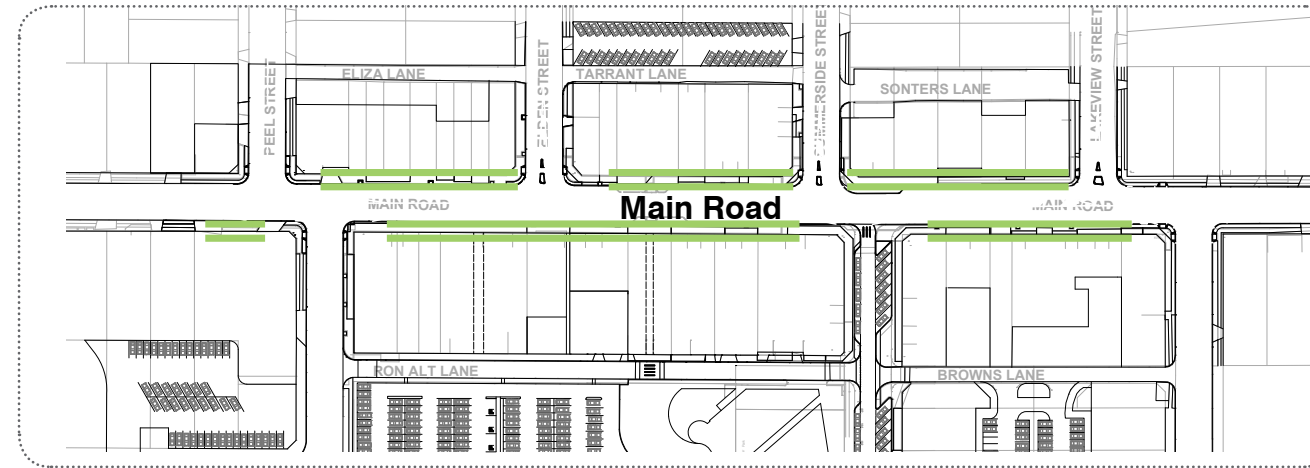
Recommendations:

- De-clutter streetscape:
 - Simplify awning/ building colours;
- Identify links through:
 - Trees or trellis
 - “Doormat” paving
 - Footpath widening
- “Green” the links;
- Potential awning / cover;
- Unify and simplify colour palette to street;
- More trees and garden beds;
- Improved pedestrian space and amenity, and
- Pursue undergrounding of overhead wires with authorities.

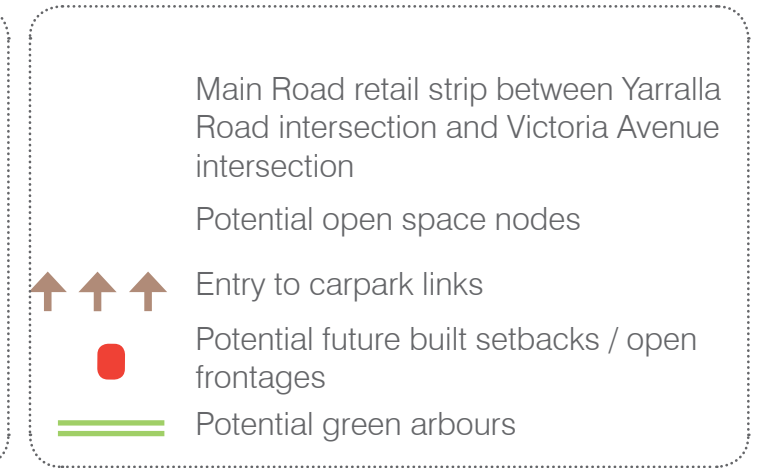


Precedent Noosa streetscape (Image Source: Google maps by SKM)

Location Plan



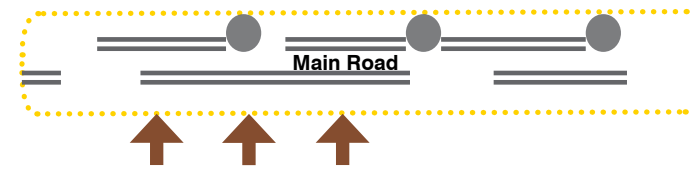
Key



5.0 Main Street Revitalisation Toolkits



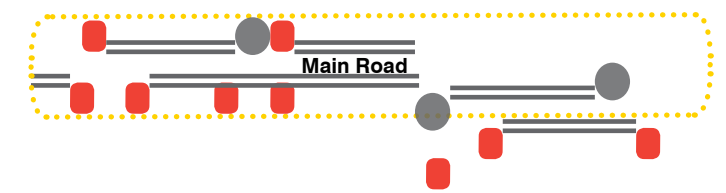
- Potential Open Space Nodes**
- Reclaim disused roadway and public domain hard stand areas for garden beds and tree planting within road verge



- Through Links to Carparks**
- More trees and garden beds
 - Modify awnings where required
 - Consider on street parking spaces as garden bed/break out pedestrian areas
 - Provide clear pedestrian pavement colour/pattern change to identify pedestrian link entry points to rear carpark



- Potential Green Arbour/Trees Placement**
- Maximise street tree planting
 - Modify awnings where required where tree planting is not possible due to limited space



- Potential Future Built Form Extended Setbacks**
- Potential extension of public space may be gained at entry level setbacks to future significant development
 - Consideration should be given to:
 - Solar access
 - Incidental seating
 - Active frontages eg. cafe areas
 - Public art
 - Extended pedestrian circulation/gathering
 - Transport hubs
 - Lighting



Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Key moves

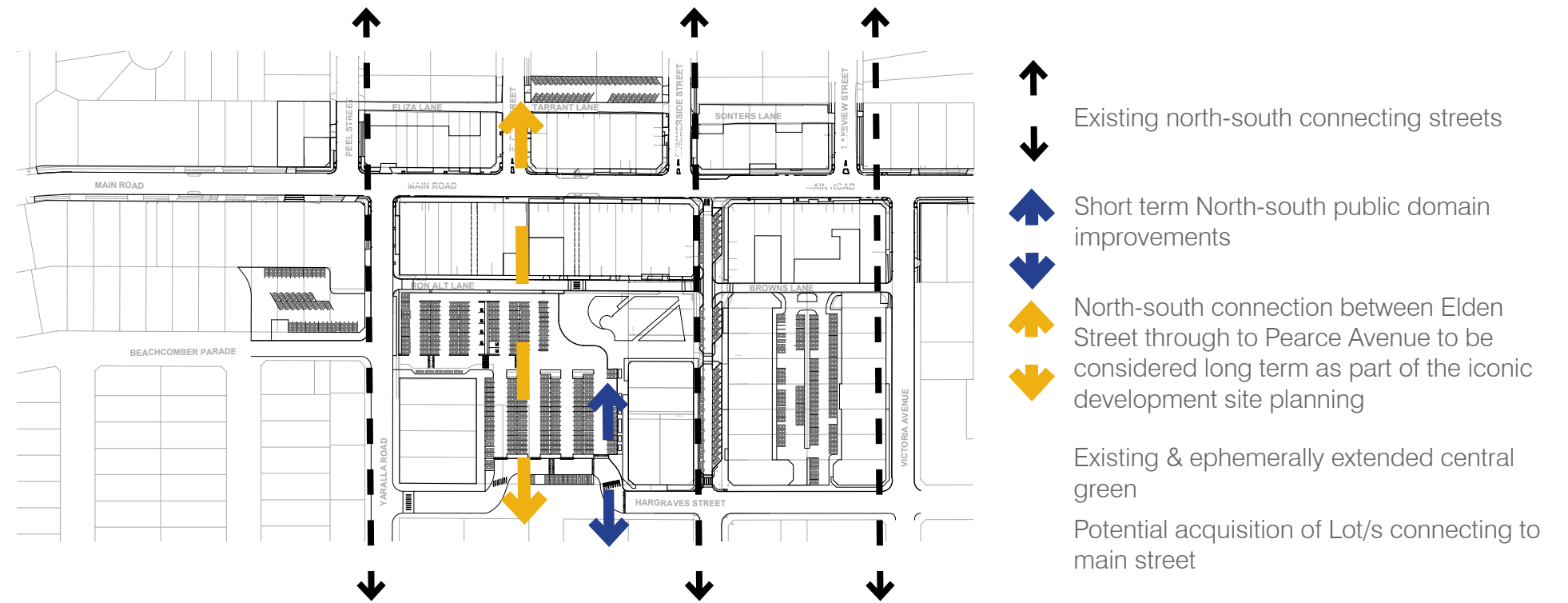
2.0 North South Connections

North - south links seek to connect the southern edge of the Town Centre including Senior Citizens to the Main Road and beyond to the northern lake shores. We note that over the medium to long term, the location of community facilities such as the Senior Citizen Building could change as a result of redevelopment of iconic development sites.

Issues:

- Vehicular orientated spaces;
- Lack of wayfinding;
- Poor pedestrian safety;
- Lack of amenity and exposure to elements;
- Utilitarian character;
- Lack of safe pedestrian access;
- Lack of shelter and shade, and
- Poor Pedestrian link to Senior Citizens Club.

Recommendations:



- Pedestrian link and presence to main street
- Potential central access
- Improve access adjoining Coles
- Delete parking spaces - compensate elsewhere



- Pedestrian link to south - win back space and provide greening
- Improve links to Senior Citizens
- Improve access to eastern side adjoining shops

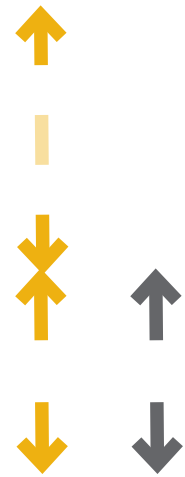


- Council to investigate possible acquisition of Lot/s for connection to main street
- Pedestrian link and presence to main street



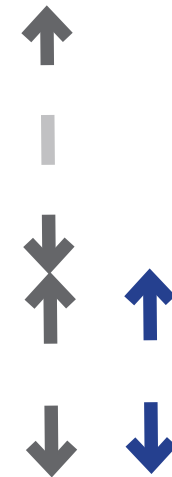
- Short Term "Pop up" green space - re-imagining parking area to become north-south orientated central green area;
- Integrate with east-west link
- Put in place for events

2.0 North-South Connection Toolkits



Long term north-south link

- Separated pedestrian route
- Shade trees
- Tourist wayfinding signage /information kiosk



Short term north-south link upgrade

- Planting shade trees / seating
- Pavement upgrade to entire length
- Potential pop up pavement dining



Plaza Link to Main Road

- Permeable paving
- Outdoor cafe areas linking to mall retail
- Access to toilets (located in adjacent building) from Plaza
- Trees/planting avenue linking to town square
- Potential water interpretation/ artwork



Existing & ephemerally extended central green

- Long term consideration of temporary (weekend) extension of Village Green for markets etc (10 parking spaces affected):
 - Painted or synthetic grass surface treatment, and
 - Interpretative signage/shade/incidental seating during events



Museum in London temporary Village Green (Image: TDEP)

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Key moves

3.0 East- West Connections

Issues:

Ron Alt Laneway connection:

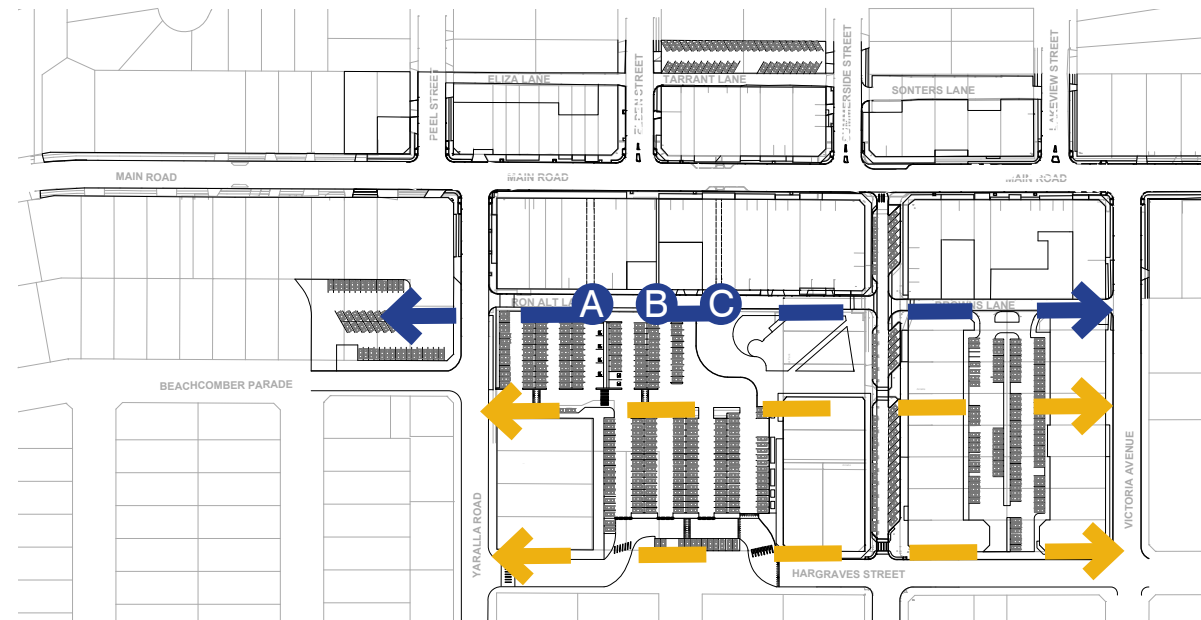
- Mix of vehicular & pedestrian access;
- Looks like vehicular space;
- Service access to shops, and
- Unattractive place to cross.

East-west connections through carpark:

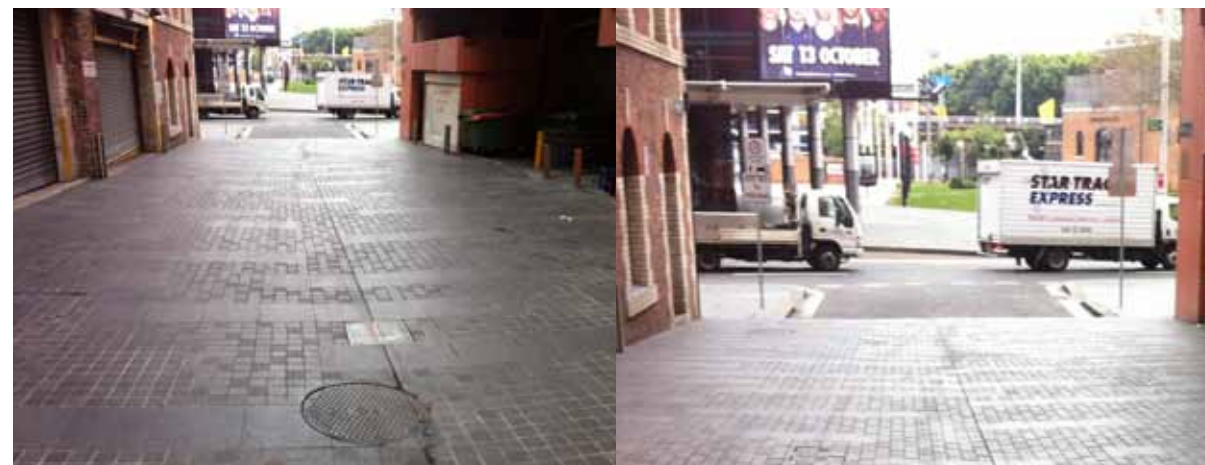
- Lack of safe pedestrian access;
- Lack of shelter and shade;
- Market use of carpark - how to optimise, and
- Lack of activity.

Recommendations:

Over the medium to long term iconic development site planning, consideration is to be given to formalising north-south connections between Elden Street through to Pearce Avenue.

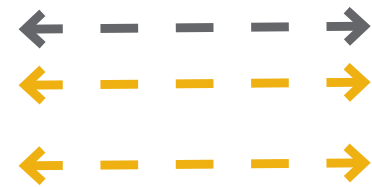
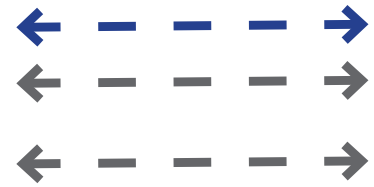


- ⓐ Three existing pedestrian crossing points across Ron Alt Laneway (A B C)
- ↔ Ron Alt east - west laneway connection
- ↔ East - west connections through carpark



1. China town in Sydney CBD - Back of House Laneway with raised shared pedestrian link with central drainage
 2. Noosa, QLD raised thresholds at pedestrian crossing points paved in contrasting colour
 (Image: TDEP & Google maps by SKM)

3.0 East- west Connection Toolkits



Ron Alt shared zone

- Pavement markings for pedestrian crossing points
- New directional signage
- Painted and/or textured surfaces to shared zone
- Heat loading reduction
- Coastal/Robust Trees and garden
- Rain gardens

Long term East west connections from Yarralla to Canton Beach Road

- Clear pedestrian priority and linkage that continues public domain character of adjoining streets
- Integrate with active retail frontages where feasible
- Integrate shade tree planting and lower level planting / seating for amenity



Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.3 Strategies

Key moves

4.0 Central Green



Permanent central green north-south orientation

Recommendations:

- Reorientate - north south for optimal aspect
- One open grassed area (not dissected by paths)
- Raised incidental seating to surrounding green lawn
- Easy access for all ages
- Tree planting for summer shade
- Stage area



Long Term Village Green Toolkit

- North South
- Accommodate up to 1500 people for events (as existing scale)
- Provide a stage or focal point
- Consider safety - ie. not too close to Main Road traffic
- Provide cafes and incidental seating overlooking central public space
- Provide strong pedestrian links around but not through the space
- Relocate toilets to location with improved security and integrated into other built facilities
- Consider potential extension of open space that could facilitate 'jazz on the green', or other night time activities such as open air cinema to consolidate village green focal role within the town centre.
- Potential for village green to face onto future iconic development with community facilities.

5.0 Built Form
Issues:

Currently community buildings are spread widely throughout the Town Centre with little opportunity for meaningful chance 'interaction' between different social groups ie. the elderly and youth.

Recommendations:

- Multi purpose building adjoining central green
- Community Library:
 - Meeting place for young and old, and
 - Extend green spaces to south reinforcing north - south link
- Buildings which facilitate opportunity for social interactions
- Explore opportunities to link disparate retailers to create a unified experience
- Minimise risk by ensuring the development planning process is open and transparent and fosters community engagement.

Toukley Gardens Toolkit

- Tourist information
- Toilets
- On street parking
- Transport - bus/taxi
- Children's play
- Event deck
- Restaurant/cafe
- Day conference
- Water access/vistas
- Nodal tree grove



New Community buildings Toolkit

- Open facade to plaza
- Multi community use
- Easy access for all ages
- Break out event plaza at ground level
- Potential views from upper floors fro potential residential housing
- Public toilets



Pop up Buildings Toolkit

- Open facade to trial new pedestrian connections
- Retail clusters/multi use ie. shared spaces
- Pop up retail/installations
- Flexible trading hours



Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

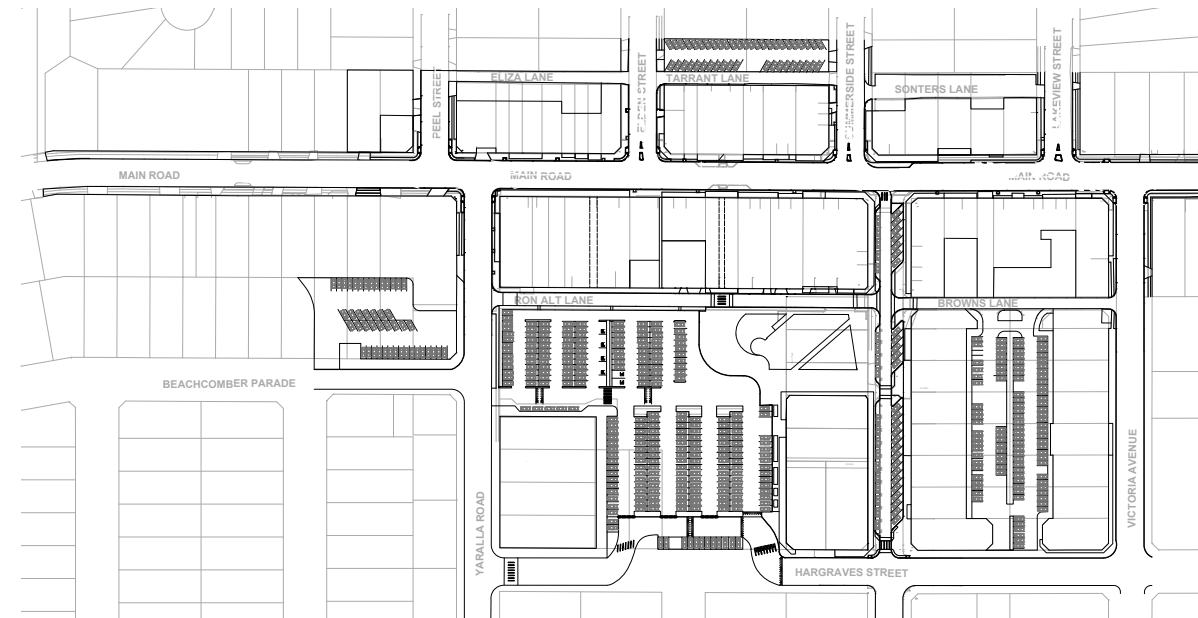
7.3 Strategies

Key moves

6.0 Activation

Issues:

- Poor retail activity;
- Low usage of Village Green for events;
- Empty retail shop;
- Poor passive surveillance from Main Road to southern carpark areas adjacent Coles;
- Rising levels of graffiti to Town Centre, and
- Security and safety concerns outside trading hours within carpark area.



Priority Retail and Public Domain Activation
 Supplementary Public Domain Activation

Recommendations:

- Council and Toukley GTV to pursue activation of vacant shop fronts through a range of options including:
 - Short term tenancies
 - Displays/community uses
- All in liaison with collaborators and owners;
- Short term 'pop up' events;
- Temporary and permanent retail and transport activation of public domain connections;
- Promote retail activity that reflects the character and identity vision;
- Council to promote greater usage of Village green for small local events;
- Activate retail frontages (open/visible/retail display windows/well lit);
- Complementary retail trade clusters, and
- Flexible and responsible trading hours.

Temporary events and spaces



Parking to Temporary Pavement - San Fransisco Park(ing)Day

Pop up cafes and retail



Long term open shop frontage /retail activation



6.0 Activation Toolkits

Pop up retail

- Potential cafe seating
- Trees/garden beds
- Easy access for all ages
- Permeable pavement pedestrian areas



Break out areas surrounding pop up retail

- Town centre/retail information desk
- Pop up building
- Pop up bar/cafe with flexible trading hours



Pop up Bar in Miami
(Image Source: Roberts Day)

Plaza linking Main street to Green Square

- Open facade to plaza
- Multi community use
- Easy access for all ages
- Break out event plaza at ground level



Iconic building footprint - Retail activation

- Toilets/bus interchange
- Easy access for all ages
- Break out cafe/retail areas at ground level
- Potential views from upper floors
- Ensure the footprint of the Iconic Development Site in the town centre is not fragmented by short term projects that may limit options for major redevelopment, which will assist funding of town centre improvement



Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

Section 9.0 Guidelines have provided a progression of recommendations from key themes for the Toukley town centre, through public domain objectives, to a series of high level and detailed strategies that provide a platform for ongoing improvements.

Section 10 outlines a series of potential projects reflecting these strategies that can be pursued by Council, the development industry and community. Each one of these will be subject to more detailed design resolution to enable implementation. To assist this process, a series of Implementation Guidelines follow for:

- i. Pavements
- ii. Planting
- iii. Furniture
- iv. Maintenance and management

Each identifies the key issues for existing public domain fabric that need to be addressed along with a series of materials and design principles that support the public domain themes developed for Toukley. These guidelines can inform ongoing design development and assessment of public domain improvements.

Also provided are Implementation Guidelines for private domain. These are aimed at providing cues as to how private domain design on those sites can support and reflect the Town Centre themes.

General principles include:

- Reinforce town identity and character as encapsulated in the distilled town centre themes of a *coastal relaxed mixed age community of strong family values connected to the natural environment* through a simple and consistent materials palette;
- Source materials locally to reduce transport impacts and support the local community;
- Use materials adequate for a job and not of excess standard (eg. Don't use stainless steel when galvanised will do);
- Use materials that will lower the environmental footprint eg. Sustainable, long life cycle and reduced embodied energy;
- Use low or non toxic materials to reduce impacts on human health and the environment, and
- Reuse demolition components materials or recycled content materials that meet engineering specifications.



i. Public Domain Pavements

Issues:

- Public domain improvements undertaken through the Village Green and Main Street have implemented a generally consistent approach to pavement through recent works - this comprises a Salmon coloured concrete paver, with a lighter grey colour banding
- Recent works to main street have implemented an alternative unit - potentially due to supply issues - potential for ongoing supply issues for unit pavers
- Generally this material is in reasonable condition
- This material has been a cost effective solution and provides a higher level of consistency than previous mix of municipal quality concrete and darker interlocking pavers
- Due to its cost effectiveness and easy availability, the material is found in other locations and is commonly used in commercial industrial and in some cases residential contexts - from this point of view the material does not promote a strong “individual identity” however it is different to The Entrance, Terrigal, and most metropolitan town centres
- Most arcade links have a tiled finish implemented by private landholders. As these links are private - used by the public this is understandable - however does not promote continuity of public domain for pedestrians

Approach:

- Apply a consistent materials and design approach to pavements to assist pedestrians in understanding the extent of and continuity of the public domain
- New elements should embody the proposed future vision character for Toukley, while being sympathetic of existing elements as they will need to “co-exist” in the short to medium term
- Robust materials which will withstand exposure to coastal conditions
- All streetscape works should ensure ‘deterrence to damage’ is built into public elements, while ensuring that visually it isn’t immediately apparent that its made to be vandalism resistant
- Locally sourced aggregates to be used in concrete works.
- Materials and design of improvements to be consistent with and minimise Council’s maintenance requirements.

Existing pavements:



Existing concrete unit pavement - Main Street and Village Green



Existing concrete unit pavement - Main Street - alternative colour



Concrete interlocking unit pavement



Insitu Concrete pavement



Existing arcade pavement

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

i. Public Domain Pavements

Recommendations - Materials and design

Pavement materials should reflect and support the themes identified for the town centre:

Theme	Opportunities	Strategies
<i>coastal</i>	lighter colours compliment coastal character - promote light and are cooler	Existing Salmon and Light Grey paver colours are light hues Retain light grey and sandstone type colours to any future pedestrian pavements Paved crossings should be dark grey to resist staining
<i>relaxed</i>	generous scale, look and feel but retaining a feeling of interest	Smaller unit size as currently used is minimum desirable size - desirable to have diversity in scale from movement spaces (eg streets - larger scale unit of jointing) to gathering spaces (eg sitting areas / plazas - diversity of scales / materials for texture)
<i>mixed age community</i>	timeless colours and styles that are not strongly associated with either end of age spectrum	Existing colours are generic and so not an issue with regards to strong stylistic direction - rather because they are commonly found in use - they may not promote an individual identity as well as some other materials. Also replacement requirements may pose availability issues in future
<i>of strong family values</i>	materials enhance access for all age groups	Existing pavers have generally good accessibility, provide colour contrast - Retain light grey and sandstone type colours to any future pedestrian pavements
<i>connected to the natural environment</i>	use of references to natural environment in pavement	Potential integration of natural stone (eg unbanded Sandstone) in limited locations as accent pavement Potential use of Insitu Shotblast Concrete with "Toukley" specific aggregate mix as feature pavement at entries / thresholds in street and in plazas

	Short to medium term recommendations	Long term recommendations
Road verge	Retain existing Salmon and Light Grey concrete unit paver Natural stone (eg unbanded Sandstone) as "door mat" to full width of footpath at lane ways	insitu Shotblast Concrete to footpaths generally - when major replacement programme for pavements required- lighter colour and exposure than to thresholds to maintain contrast Provide gridded Jointing Pattern to echo large format paving
Plaza spaces	Insitu Shotblast Concrete Introduce natural stone (eg unbanded Sandstone) in limited locations as accent pavement	Mix of insitu Shotblast Concrete to match footpaths - Provide mixed Jointing Pattern for diversity - Integrate with natural stone to provide diversity - reflect design intent.
Road thresholds	Dark grey interlocking paver	Dark grey interlocking paver



Concrete unit pavers



Shotblast concrete pavement with local aggregate



Sandstone to feature locations

ii. Public Domain Planting

Issues:

- Impact of street conditions (eg overhead powerlines, awnings, services) on achieving quality street tree canopy to main street
- Impact of overhead powerlines on achieving quality street tree canopy to adjoining streets
- Limitations of site conditions (soils, water table) on tree health - limited range of species
- Character of Angophora sp to hill top location around Victoria Avenue
- Scale and character of native tree grove on Hargreaves Street

Requirements - Tree Planting:

- The primary focus of all planting is to support and reflect Toukley's preferred identity and character of a relaxed coastal place
- Planting should also support wayfinding and circulation around both the Township and within its retail heart through a clear hierarchy of species and canopy size and heights which accentuate pedestrian/vehicular entries and destination spaces.
- Upright conical shaped street trees are to be planted to the Main Road and any high trafficable vehicular circulation streets and laneways to minimise maintenance and long term structural damage to tree specimens, pavement and underground services;
- Secondary loop roads, carpark areas, plaza connections and widened nodal zones, low broad domed trees are to be used as a preference in order to reduce heat loading and provide maximum shade for pedestrians with minimal hazard;
- Create shady streets that encourage walkable neighbourhoods especially to main loop circulation linking key destination areas and the Town Centre;
- Minimise heat loading via absorbed and reflected heat, particularly to retail shopping areas to encourage pedestrian activity throughout the hotter months such as key Christmas shopping periods, and
- Generally tree species selection and placement should adapt the following principles:
 - In-line with RMS recommendations;
 - Provide shade over on street parking;
 - Support habitat values for native fauna;
 - Utilise rich green leafy species to generate strong foliated character, and
 - Consistent with Council's 'Greening Wyong' Strategy.

Approach - Garden Planting:

The following principles should be adopted to garden bed planting in the Town Centre:

- Low underplanting should be used where possible throughout the Town Centre to minimise hardscape, which will reduce heat loading, surface runoff and improve pedestrian visual amenity;
- Garden bed areas should be of generous size where possible and include street tree plantings;
- Garden beds planting should be kept to a maximum height of 700mm to ensure clear sight lines are maintained and not reliant on heavy pruning, and
- Generally species selection and placement should:
 - Assist legibility through directional placement;
 - Accentuate entry zones with feature planting;
 - Select robust species with qualities such as drought hardiness;
 - Support local habitat values;
 - Be low maintenance, and
 - Comply with CPTED principles.



Existing trees need to overcome tough site conditions - despite this some strong tree identity is found in Toukley which should be built upon

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

ii. Public Domain Planting

Recommendations:

Pavement materials should reflect and support the themes identified for the town centre:

Theme	Opportunities	Strategies
<i>coastal</i>	range of smaller coastal trees species that appear to be doing well in area	use predominantly local coastal species to emphasise local character, optimise resilience to site conditions, and for biodiversity benefits
<i>relaxed</i>	planting patterns and type of trees (shape and character) strongly influence the feel of public domain	Planting patterns to be looser, more informal - avoiding rigid avenues Provide broad spreading canopies to public spaces to optimise summer amenity
<i>mixed age community</i>	older age groups have more particular tastes and relationships with plant species	Build in opportunities for “one off” plantings of more traditional tree plantings (eg Crepe Myrtle), and of colourful coastal species where conditions permit (eg. Poinciana)
<i>of strong family values</i>	planting enhances use of public domain for all age groups	Tree planting to enhance usability of public spaces including streets and plazas Understorey planting to assist legibility through directional placement etc but without impact on safety and security
<i>connected to the natural environment</i>	use of references to natural environment in pavement	use predominantly local coastal species to emphasise local character, optimise resilience to site conditions, and for biodiversity benefits



Understorey planting to assist usability and legibility of public domain, but be limited to locations where it is most effective

ii. Public Domain Planting

Location	Requirements	Recommendations
Town Entry	Large scale broad canopied native tree	Corymbia maculata Spotted Gum 15-20m
Main Street Nodal Trees	Broad canopied medium sized tree	Glochidion ferdinandi Cheese Tree 5 to 7 m
Main Street Small street tree (next to Awnings)	Small tree	Tristaniopsis laurina Water Gum 8m
Secondary Street Trees	Small to medium evergreen tree	Glochidion ferdinandi Cheese Tree 5 to 7 m Tristaniopsis laurina Water Gum 8m Harpullia pendula Tulipwood Tree 7 - 10m Eucalyptus haemastoma Eucalyptus sideroxylon "rosea" Eucalyptus globoidea
Carpark links	Narrow canopy evergreen tree	Elaeocarpus eumundi Quandong 8- 10m h x 4-6m w
Carpark Tree	Small to medium evergreen tree	Harpullia pendula Tulipwood Tree 7 - 10m Xanthostemon chrysanthus Golden Penda 8-15m
Park / open space feature trees	Medium sized evergreen tree	Corymbia maculata Spotted Gum 15-20m Angophora costata smooth-barked apple 15-20m
Accent tree planting	Feature planting to public spaces and private domain	Delonix regiae Poinciana Lagerstroema indica Crepe Myrtle



Corymbia maculata



Xanthostemon chrysanthus



Glochidion ferdinandi



Tristaniopsis laurina



Eucalyptus haemastoma



Eucalyptus sideroxylon "rosea"



Eucalyptus globoidea



Elaeocarpus eumundi



Harpullia pendula



Angophora costata



Delonix regiae



Lagerstroema indica

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

ii. Public Domain Furniture & Elements

Issues:

- There is a consistency of furniture to the village green precinct with the exception of bins
- Existing Blue / green colour scheme - potential to update with town centre improvement works - specific colours can date over time - may be better for furniture to be neutral and allow temporal fabric to provide colour
- Existing elements are functional and cost effective - potential to consider some upgrading to better reflect town centre themes

- Approach:
- Urban elements should be selected to suit the environment, and complement the coastal character;
- Fencing, lighting and furniture to tie into the character and identity vision;
- Robust materials which will withstand exposure to coastal conditions
- All streetscape works should ensure 'deterrence to damage' is built into public elements, while ensuring that visually it isn't immediately apparent that its made to be vandalism resistant

Existing elements



Seating

Bollards

Bins

Bus shelter

Raised planter

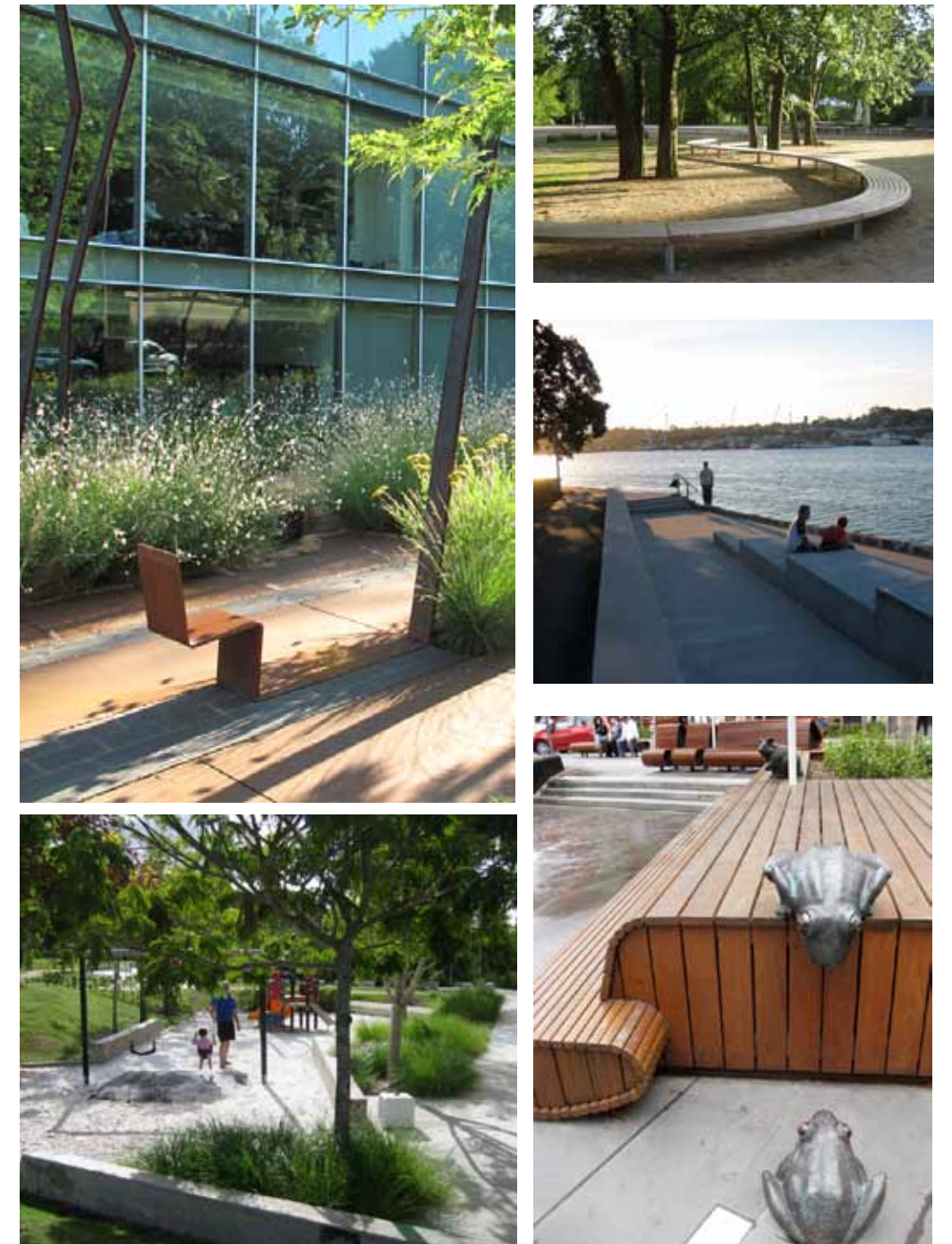
iii. Public Domain Furniture & Elements

Recommendations:

Pavement materials should reflect and support the themes identified for the town centre:

Theme	Strategies
<i>coastal</i>	use materials that reflect coastal character - timber, stone where possible Need high durability and corrosion resistance
<i>relaxed</i>	informal seating including bespoke / multi purpose seating that can allow for flexible / informal use
<i>mixed age community</i>	variety of seating options at regular intervals Mixture of backed and no backed seating
<i>of strong family values</i>	seating and other elements maximise opportunities for interaction
<i>connected to the natural environment</i>	use of references to natural environment in bespoke seating (eg stone / timber)

Element	Recommendations
Seats	Maintain existing SFA CMP1 seat Consider repainting when next maintenance required to simple silver colour (to replicate Aluminium / galvanised)
Bollards	Maintain existing Bollard Consider repainting when next maintenance required to simple silver colour (to replicate Aluminium / galvanised)
Bins	Use 1 bin type only Consider repainting when next maintenance required to simple silver colour (to replicate Aluminium / galvanised)
Bus stops	Maintain existing Bus Stop



Examples: compliment standard furniture range with custom (bespoke) elements designed for the location that add to identity and character - and provide for "incidental seating"

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

iv. Integrated Public Art

Issues:

- There is limited artwork and interpretative elements within the town currently
- Entry and arrival areas and general wayfinding signage are generic currently
-

Approach:

- Urban art elements should be selected to suit the environment, and complement the coastal character;
- Robust materials which will withstand exposure to coastal conditions
- All streetscape art works should ensure 'deterrence to damage' is built into public elements, while ensuring that visually it isn't immediately apparent that its made to be vandalism resistant
- Pop up and temporary events can play an important role in positively affecting the retail, cultural and leisure experience of the main civic space without the high upfront cost

Integrated Public Art examples 1-3:



01 Seasonal decoration

Temporary Event Decorations
(Orchard Road, Singapore)



02 Weekend events

1 *Chalk it up - gives people an opportunity to explore their relationship with not only contemporary art, but their own community and public domain.*

2 *sleep on it - a series of hammocks are placed in the street - gives people an opportunity to stop and ponder space on the street from a new perspective*

3 *feel it - mobile clubbing / silent disco, be an individual in a group, stand out / join in*

Recommendations:

- Reinforce character and identity through public domain and on street activities and artworks
- Reinforce the future character of Toukley as a destination through art based themes
- Embed where possible "artful" influences in public domain design generally - not just as art pieces



03 Trial Greening to Town Centre

- hanging pot installation
- turf seating
- dumpster street trees
- Parking to pavement/ green

v. Public Domain Maintenance and Management

The consultation process identified two main current areas of concern for the Town Centre maintenance. The first was a concern for the amount of follow up maintenance given new garden bed planting and street tree plantings recently undertaken in the Town Centre, which was believed to be inadequate and had resulted in a loss in numbers and poor growth. The second was the recent amount of graffiti within the Town Centre, particularly to the rear of retail businesses backing onto Ron Alt Lane.

Currently it was felt that the majority of the local retail community perceives maintenance as solely a 'Council problem' for Council to resolve. Stakeholders and Council discussed and agreed that responsibility for maintenance should sit with the whole community at large and not solely with Council.

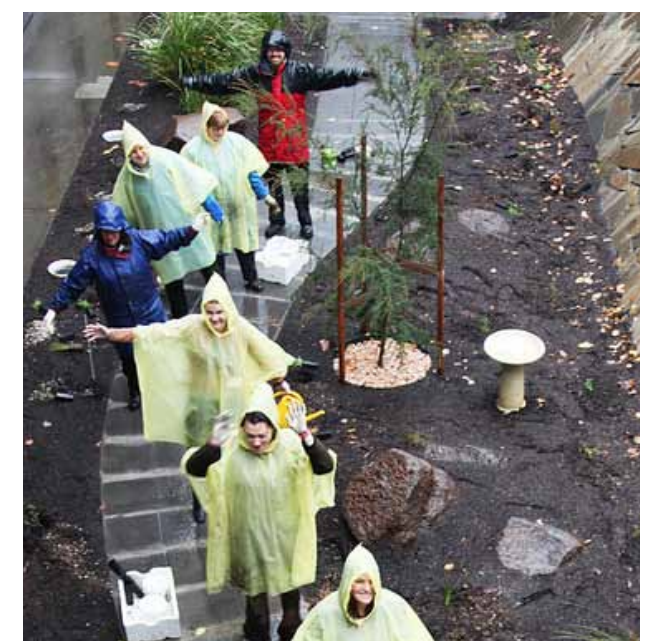
On this basis, moving forward the retail community is encouraged to initiate a 'Tidy Town Centre Campaign' to find ways for the community to become actively involved in maintenance measure for example rubbish removal, vandalism deterrents, neighbourhood watch and watering/ planting of street trees and garden beds.

Passive surveillance through activation and an educated community should be the main drivers pursued for a safer and cleaner Town Centre. However where vandalism does occur it should be repaired promptly to deter further attacks.

General approaches to Graffiti protection include:

- Repaint with acrylic or micaceous iron oxide paint following vandalism;
- Paint with graffiti - resistant paint that is abrasive resistant and easily cleaned;
- Apply sacrificial graffiti coatings;
- Council to remove graffiti on a regular basis but removal of racial related graffiti should be removed as soon as being discovered, and
- A coordinated initiative to involve local business and the community for reporting, education and regular clean up days.

Council's graffiti strategy will be applied to manage graffiti.



Example Images

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

vi. Private Domain outcomes

Generally

The public domain will be a significant vehicle to reflect and promote the desired character and identity as expressed through the town centre themes. However the private domain remains also a major shaper of public domain outcomes. It is important that private domain architecture and landscape be sympathetic with and complement the objectives being pursued in the public domain.

This does not seek to limit or stifle the diversity and creativity of private domain design, rather to ensure that innovative responses consider the key town centre themes and how the particular development relates to these.

A summary follows of some broad strategies that may be considered.

	coastal	relaxed	active mixed age community	of strong family values	connected to the natural env
Site Planning	<ul style="list-style-type: none"> Promote use of coastal design styles such as Skillion Roofs and verandahs Provide landscaped setback to residential developments 	<ul style="list-style-type: none"> Varied scale of spaces and access to maintain “human” relationship Diversity of articulation to larger buildings to break up mass of taller facades Accommodate basement access to rear lanes where possible 	<ul style="list-style-type: none"> Maximise accessibility generally Provide access to garden spaces Continuous awning protection to footpaths where possible 	<ul style="list-style-type: none"> Provide private open space Provide variety of external spaces from play to quiet reflection 	<ul style="list-style-type: none"> Retain existing trees Integrate landscape strategies in particular tree planting as key site planning parameter



Example Images - various projects & designers

vi. Private Domain outcomes

	coastal	relaxed	mixed age community	of strong family values	connected to the natural env
Materials	<ul style="list-style-type: none"> Use of robust materials typical to coastal vernacular (eg painted masonry / render, steel, timber, fc sheet / panels, and limit stereotypical subdivisional materials (eg brick masonry) 	<ul style="list-style-type: none"> Apply range of materials to provide visual interest without undue complexity 	<ul style="list-style-type: none"> Apply architectural style that recognises past holiday character of area in a contemporary manner Colours should avoid 	<ul style="list-style-type: none"> Use of robust durable materials Recycled materials where possible Non toxic plant and other materials 	<ul style="list-style-type: none"> Use of natural material references - timber as accent Use of natural / organic colours to architecture



Example Images - various projects & designers

	coastal	relaxed	mixed age community	of strong family values	connected to the natural env
Landscape	<ul style="list-style-type: none"> Use of coastal suitable species Shade to entry areas and communal spaces 	<ul style="list-style-type: none"> Use a diversity of planting reflecting coastal planting character Design to accommodate coastal lifestyle (eg. allowing for external showers) 	<ul style="list-style-type: none"> Possible vegetable gardens and communal sheds to higher density developments Integrate use of flowering species suitable to conditions as accent / feature planting 	<ul style="list-style-type: none"> Use planting to reinforce access Multiple use of external elements - eg walls steps as seating / play 	<ul style="list-style-type: none"> Integration of existing trees Use of local species



Example Images - various projects & designers

Toukley Town Centre Public Domain Plan

7.0 PUBLIC DOMAIN GUIDELINES

7.4 Implementation Guidelines

Outline development controls

The intent of the outline development controls following is to provide additional guidance on the design, construction and management of new development so that it creates an improved or new retail pedestrian experience in the town

	setbacks	activation	servicing	nodal locations	existing buildings & uses
Development controls to support public domain	<ul style="list-style-type: none"> Where new development is setback from the property boundary to create a widened footpath or new outdoor area, the design of this area should be continuous with and match the adjoining public realm 	<ul style="list-style-type: none"> The ground floor of new development shall comprise active uses. An active use is any use that provides a public entrance from the street with an interior use that serves the general public. This may include retail, office, educational facilities, entertainment and live-work. New development shall provide continuous pedestrian shelter in the form of awnings, verandahs or colonnades On secondary streets and lanes, new development is encouraged to provide active uses to the public realm. Where blank walls are unavoidable, these facades shall have architectural or other treatments designed to provide visual interest 	<ul style="list-style-type: none"> Where the ground floor of new development includes parking garages and service areas, these uses shall be lined (or sleeved) by building program on all frontages to best contribute to a quality pedestrian experience along fronting streets and passages. The parking must also be visually screened on all sides, to ensure that it is not in direct view to either the pedestrian or adjacent property owner 	<ul style="list-style-type: none"> Where new development acts as a focal point to public spaces and termination of vistas, they require special design attention. In particular, design distinction should be placed on building corners to engage with the public realm. 	<ul style="list-style-type: none"> Where public domain improvements occur in front of existing retail shops or businesses, the shop front of these uses shall ideally be improved through the cleaning of the shop front, improved displays, new signage and similar gestures

Toukley Town Centre Public Domain Plan

8.0 KEY SHORT TERM MASTERPLAN PROJECTS

This section of the Public Domain Plan includes detailed design proposals for key projects identified by Council and Stakeholders to take place over the short term ie. over the next 5 years (depending on funding). Each portion addresses key elements of the overall Town Centre, and reflects the intended future staging of works. Preliminary costing and staging are also outline.



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Toukley Town Centre Public Domain Plan

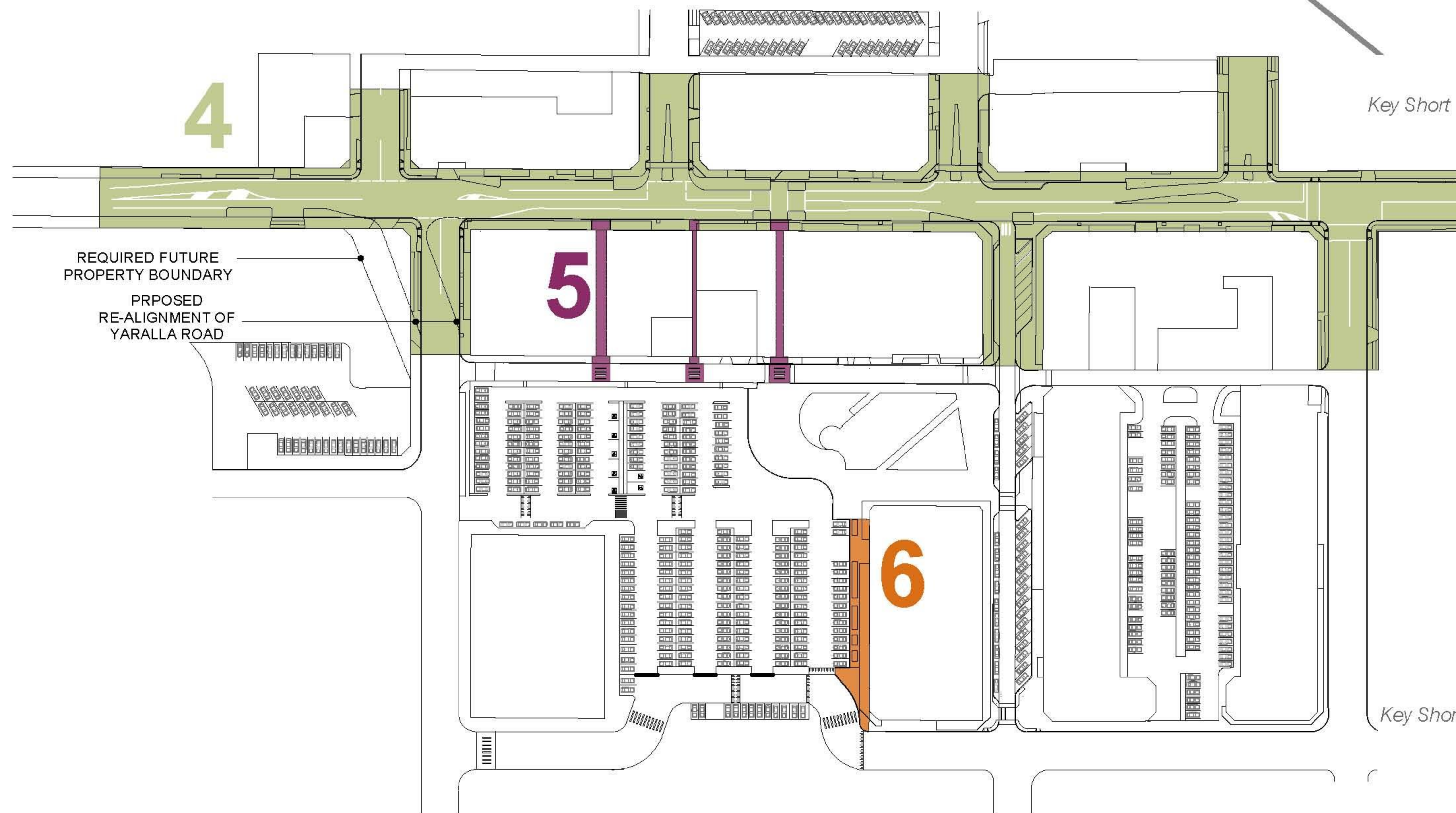
8.0 KEY SHORT TERM MASTERPLAN PROJECTS

Key Short Term Masterplan Projects

1. Entry signage
2. Toukley Loop and Town Centre wayfinding signage
3. Toukley Loop and Town Centre tree planting
4. Main Street refurbishment
5. Carpark links from Main Street
6. North South Link



Key Short Term Masterplan Projects 1 to 3

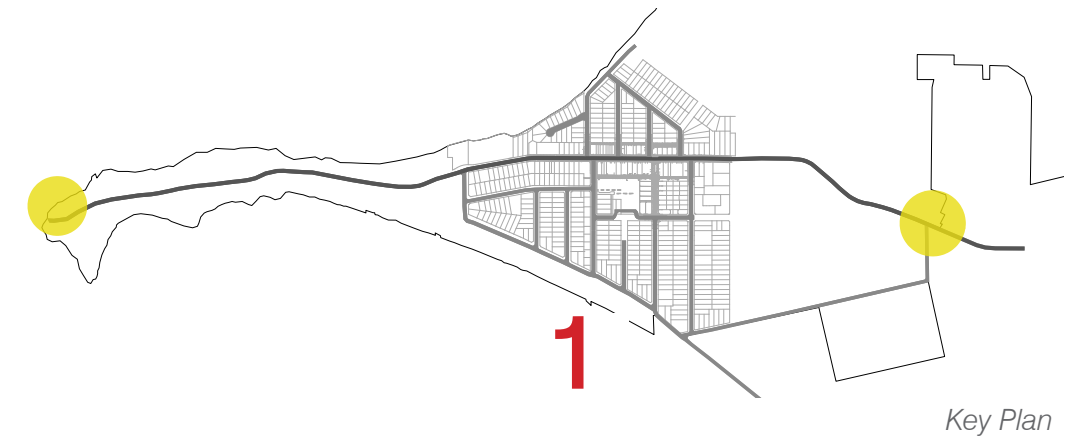


Key Short Term Masterplan Projects 4 to 6

Toukley Town Centre Public Domain Plan

8.0 KEY SHORT TERM MASTERPLAN PROJECTS

Toukley Entry Signage



Key Plan

Township arrival signage locations map



Township arrival signage

1..SHORT-TERM MASTERPLAN PROJECT 1 ITEMS:

Objective:

- Provide clear entry to Toukley township

Themes addressed:

- Reinforce Coastal Community identity;
- Natural environmental;
- Relaxed low key community;

Guiding principles:

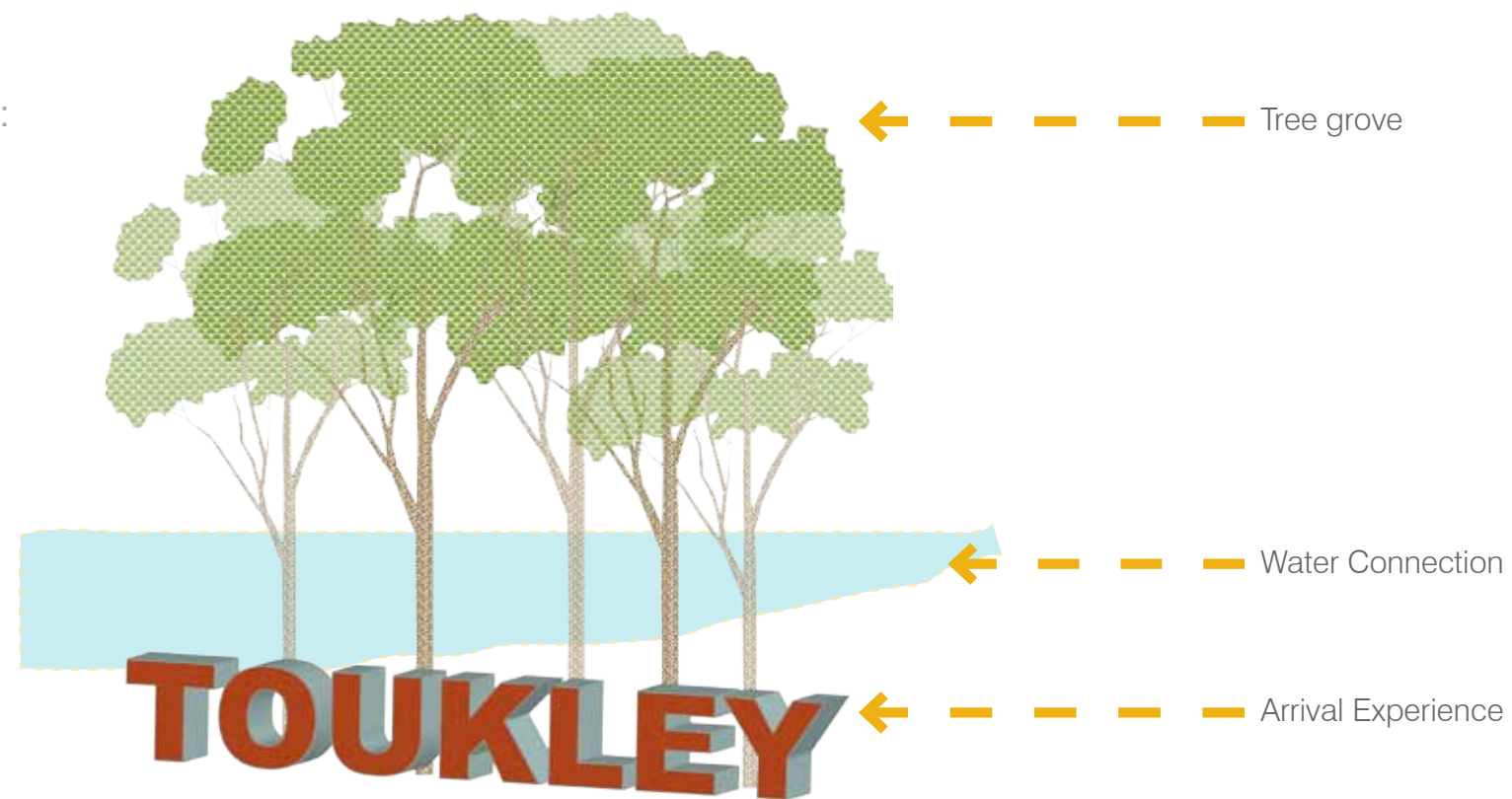
- Grounded robust materials and design;
- Reinforce town location bushland setting and connection to water;
- Incorporate water views and vista's where possible;
- Provide tree planting grove of local endemic species;
- Provision of entry signage and landscaping;

Sustainability:

- Potential water collection and reuse for watering purposes;

Maintenance:

- Water of trees by Council and planting throughout establishment period.



Township Loop Signage

2. SHORT-TERM MASTERPLAN PROJECT 2 ITEMS:

Objective:

- Provide Toukley Loop and Town Centre wayfinding signage;

Themes addressed:

- Community walkability, recreation and wayfinding, to promote health and well being
- Wayfinding to open space, natural areas and water

Guiding principles:

- Council's 'Style Guide' to be referenced for direction,
- Provide directional signage between key Toukley destinations,
- Connect recreation and cultural activities in a loop,
- Signage graphic identity & colour,
- Directional and interpretational signage placement strategy, and
- Use of banners in the town centre

Sustainability:

- Design using robust materials and construction methods;
- Apply anti graffiti treatments

Maintenance:

- Council and community to be vigilant in reporting vandalism and maintenance requirements to Council or others in a timely manner, and
- Council to address any vandalism in a timely manner.

Town Centre Signage



Short



Medium



Long term

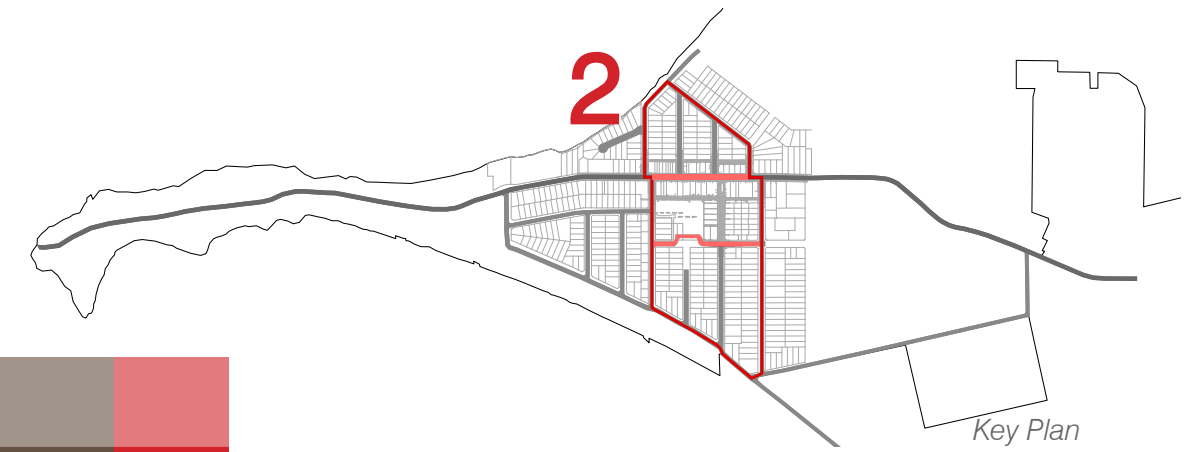
Township Loop Signage



Wayfinding map



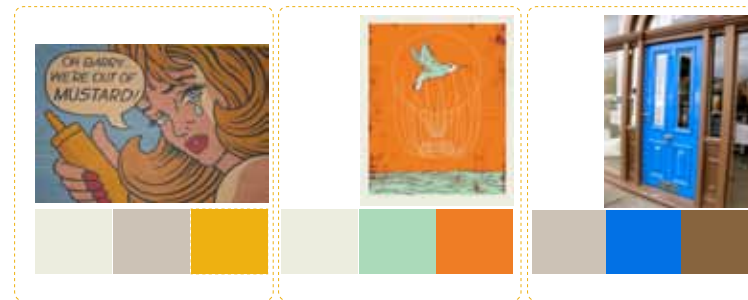
Interpretational Signage



Key Plan



Toukley Signage fonts 123 Colour Palette



Toukley Town Centre Public Domain Plan

8.0 KEY SHORT TERM MASTERPLAN PROJECTS

Toukley Tree Planting Masterplan



Street tree Masterplan



Key Plan

3. SHORT-TERM MASTERPLAN PROJECT 3 ITEMS:

Objective:

- Provision of street tree Masterplan for loop circulation;

Themes addressed:

- Definition of Town Boundaries;
- Create more livable community, contribute to peoples well being;
- Connect people to natural environment and water

Guiding principles:

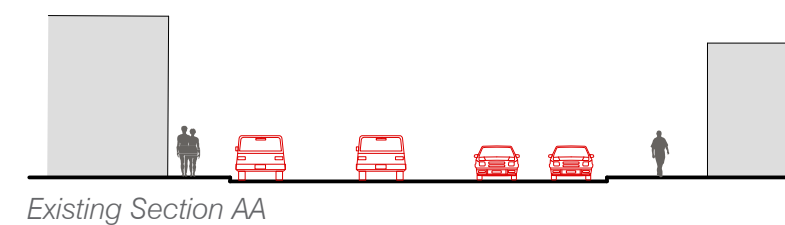
- Themed street tree Masterplan;
- Consider WSUD/furniture into tree planting pits where possible;
- Proof planting locations,
- Implement tree planting with potential community planting days, and
- WSUD for drainage and water reuse for tree planting.

Sustainability:

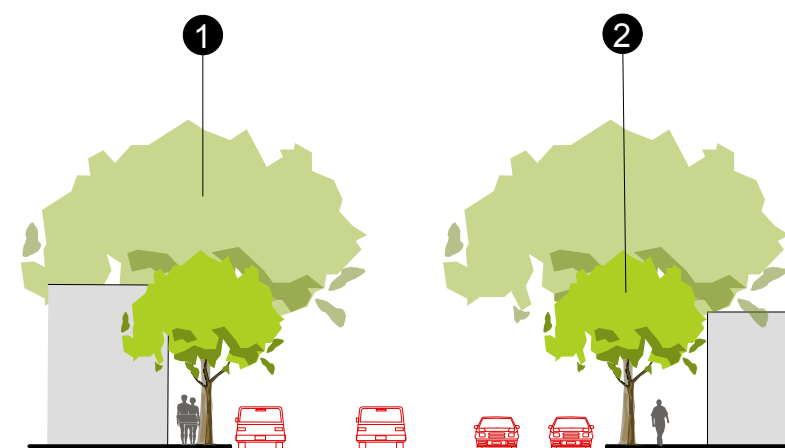
- Include tree planting for shade and reduce heat loading along streets
- Incorporate rooftop water collection and reuse

Maintenance

- Water of trees by Council and planting throughout establishment period



Existing Section AA



Proposed Section AA



Existing Section BB



Proposed Section BB

- 1 Entry/Arrival/ Intersection Trees
- 2 Main Road Avenue trees
- 3 Secondary Street trees

Section Key

Main Street Public Domain Refurbishment Overview

4A. SHORT-TERM PROJECT 4 ITEMS:

Objective:

- Improve visual character and identity of Main Road
- Activate Main Road retail

Themes addressed:

- Reinforce coastal and bushland setting of township

Guiding principles:

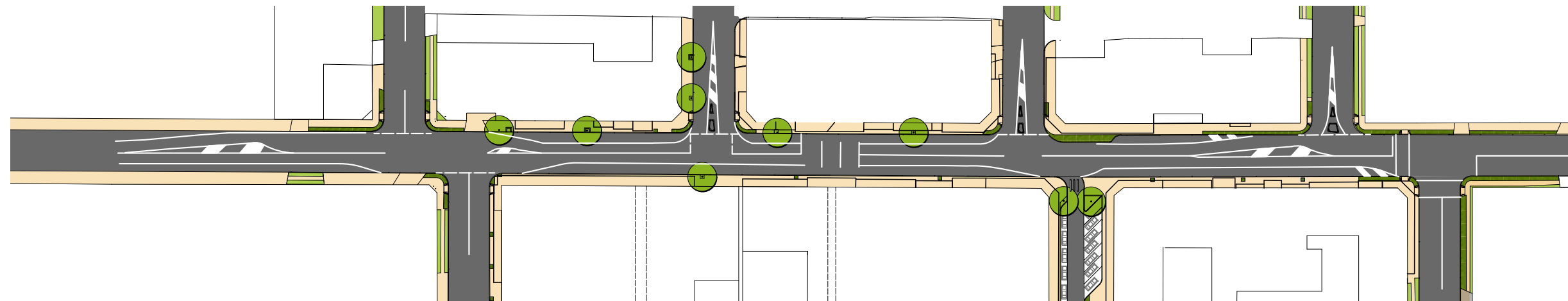
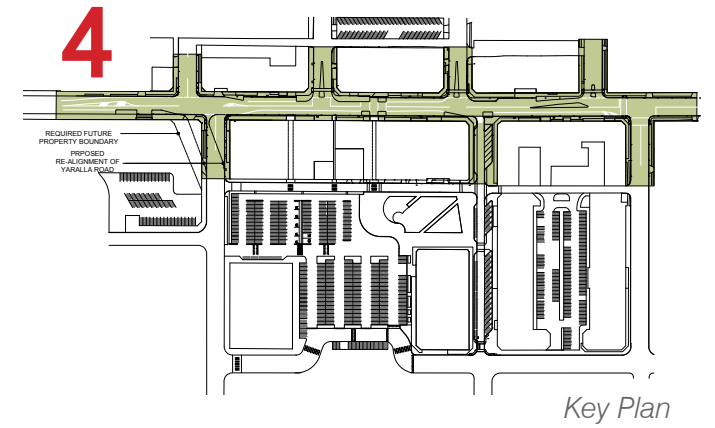
- Unify retail streetscape precinct through;
 - More unified colour, size and height of awnings;
 - Envisage long term colours/retail identity;
 - Pursue more continuous awnings with regard to pedestrian on-street amenity, and
 - coordinated retailer presentation themes.

Sustainability:

- Use of robust materials to increase design life
- Incorporate rooftop water collection and reuse

Maintenance

- Establish mechanisms for long term retail shop frontages to be undertaken within a coordinated framework
- Promote continuity of town centre theming and character through private domain design approval and implementation.



Existing Main Road Plan

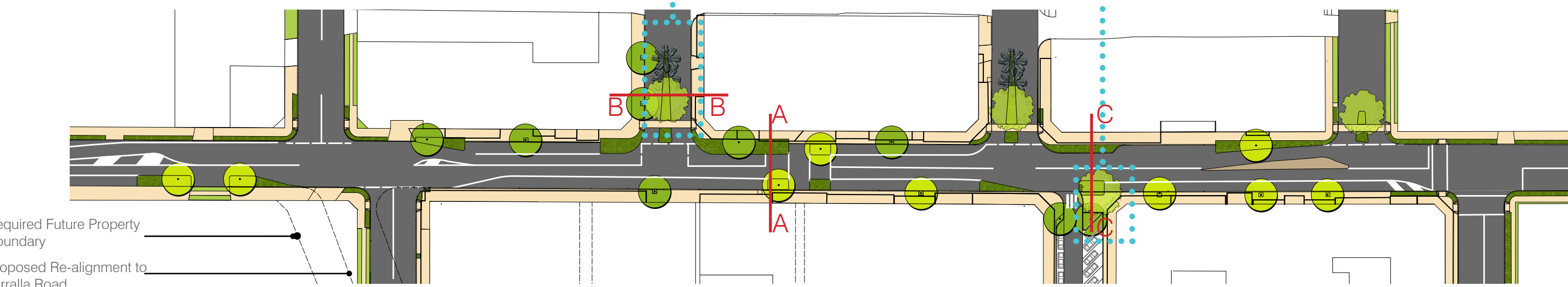


A and B Precedent recently undertaken by Council Toowoomba Bay streetscape (Image Source: Google maps by SKM)

Toukley Town Centre Public Domain Plan

8.0 KEY SHORT TERM MASTERPLAN PROJECTS

Main Street Public Domain Refurbishment Masterplan



4B SHORT-TERM MASTERPLAN PROJECT 4 ITEMS:

Objective:

- Improve visual character and identity of Main Road
- Activate Main Road retail

Themes addressed:

- Reinforce coastal and bushland setting of township

Guiding principles:

- Provision of additional nodal street trees and garden beds within disused road corridors

Sustainability:

- Include tree planting for shade and reduce heat loading
- Incorporate rooftop water collection and reuse

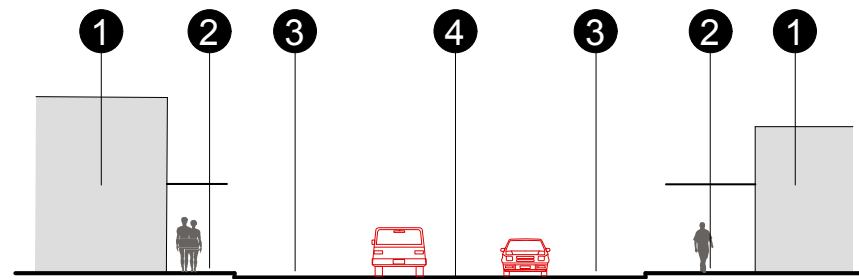
Maintenance

- Water of trees by Council and planting throughout establishment period
- Establish mechanisms for long term watering/ maintenance of street plantings to be undertaken by Council community and retailer groups, subject to safety considerations (e.g. not vegetation located in/on median strips load islands)

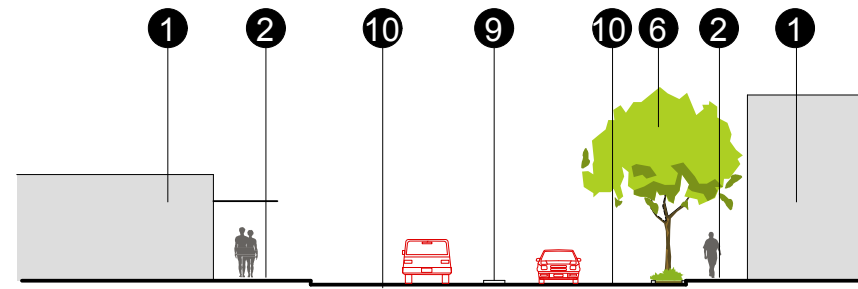
Legend

- | | |
|-----------------------------|---------------------------|
| Road | Existing Main Street Tree |
| Pedestrian Path Improvement | Proposed Main Street Tree |
| Pedestrian Island Treatment | Nodal Tree |
| Garden Bed | Palm Tree |
| Lawn | |
| Public Carparks | |

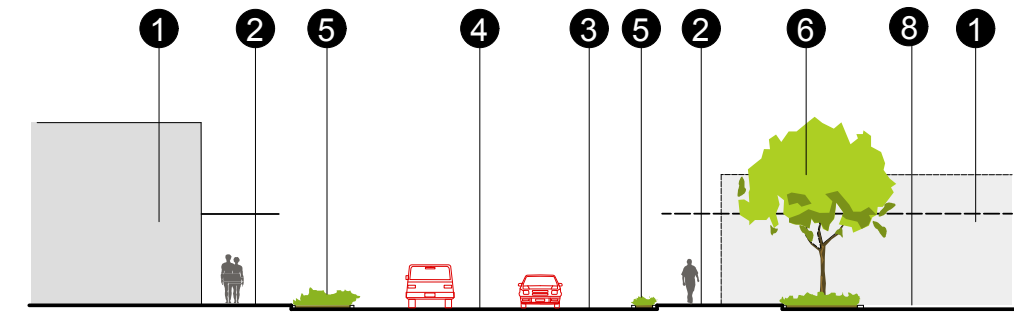
Proposed Main Road Plan



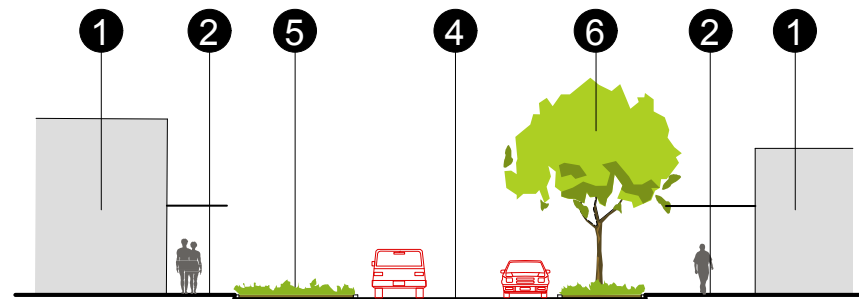
Existing Section A-A



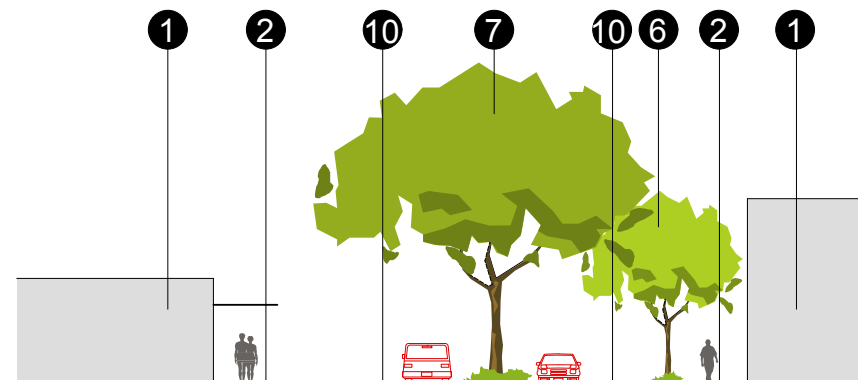
Existing Section B-B



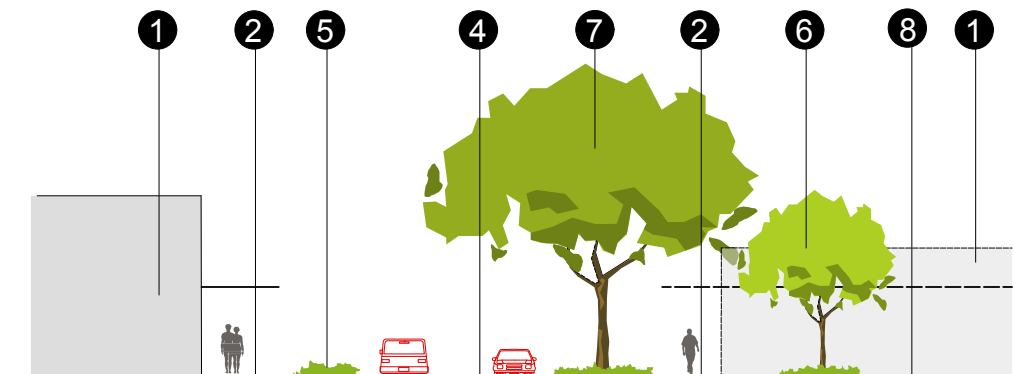
Existing Section C-C



Proposed Section A-A



Proposed Section B-B



Proposed Section C-C

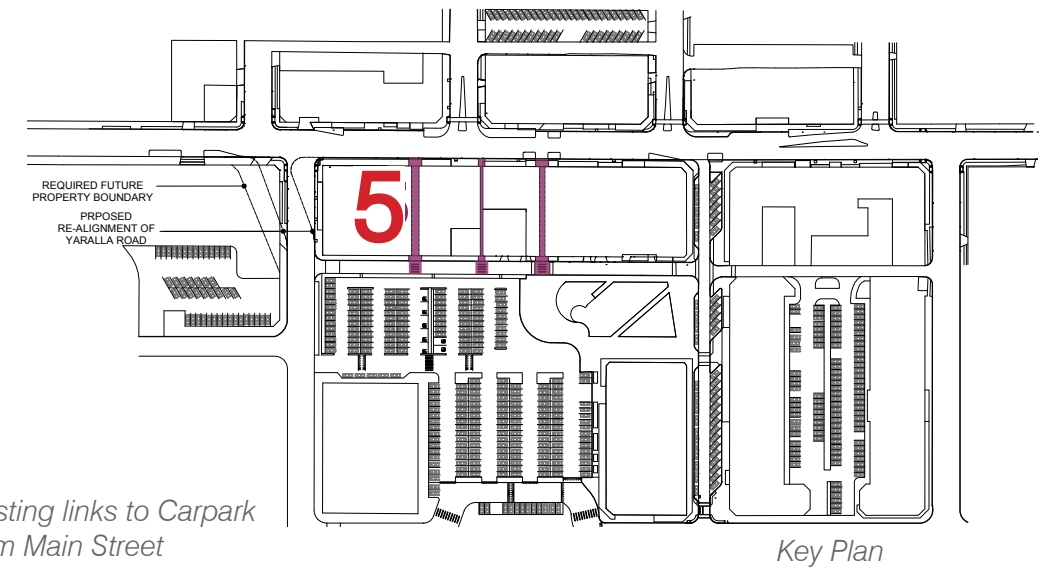
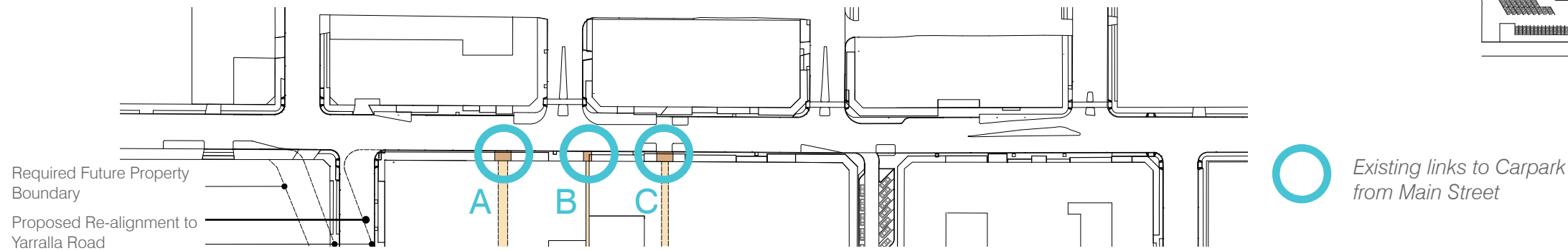
- | | |
|-----------------------------------|-------------------------------------|
| 1 Building | 6 Garden Bed with Street Tree |
| 2 Pedestrian Path | 7 Garden Bed with Nodal Street Tree |
| 3 Reclaimed Disused Road Corridor | 8 Angle Street Parking |
| 4 Main Road | 9 Traffic Island |
| 5 Garden Bed | 10 Elden Street |

Section Key

Toukley Town Centre Public Domain Plan

8.0 KEY SHORT TERM MASTERPLAN PROJECTS

Carpark Links from Main Street



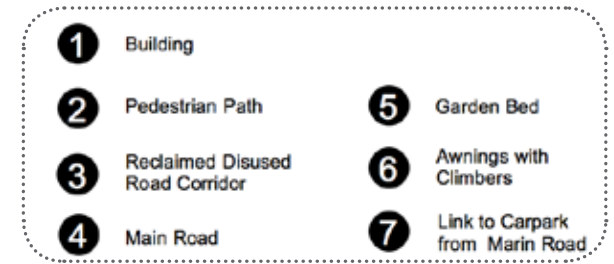
Existing Toukley Main Street Streetscape (Image Source: TDEP)

5 SHORT-TERM MASTERPLAN PROJECT 5 ITEMS:

Objective:
Improve connectivity from Main Street to carpark

Guiding Principles:

- A/B/C. Provision of awnings and doormat paving in contrasting colour
- A & B consider removal of two on street carpark spaces to provide nodal street trees and garden beds within road corridors



Section Key



Aerial Montage Carpark links A and B from Main Street

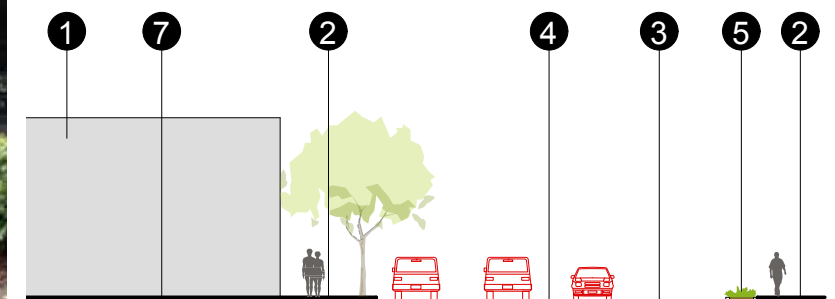


Southbank Brisbane (Image Source: TDEP)

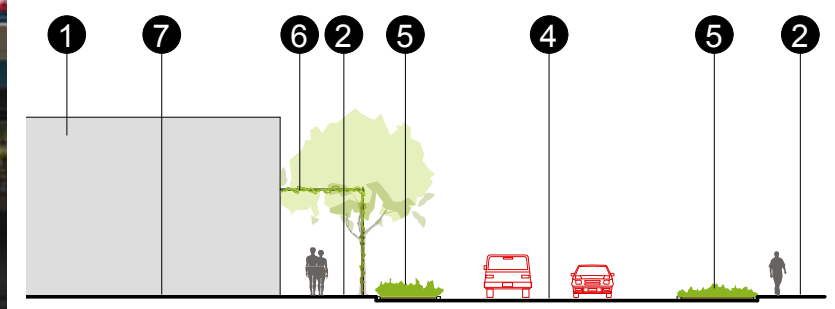
Sydney CBD (TDEP)



Berry, NSW - Main Street carpark entry (Image: TDEP)



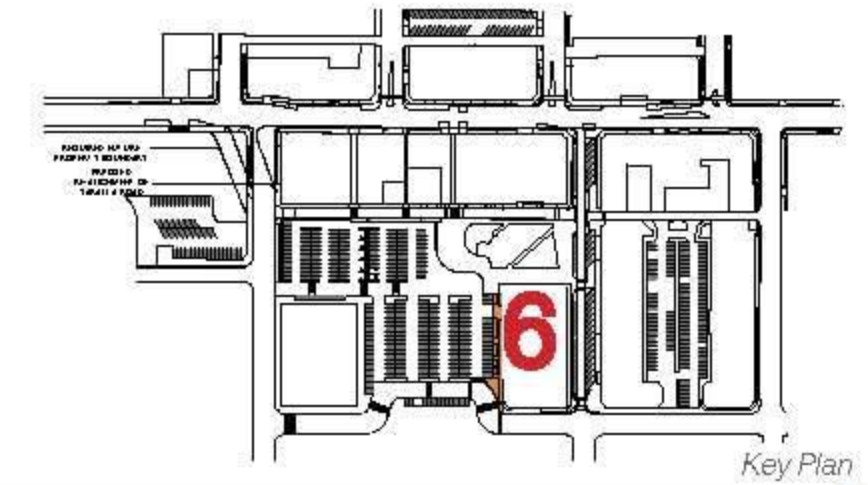
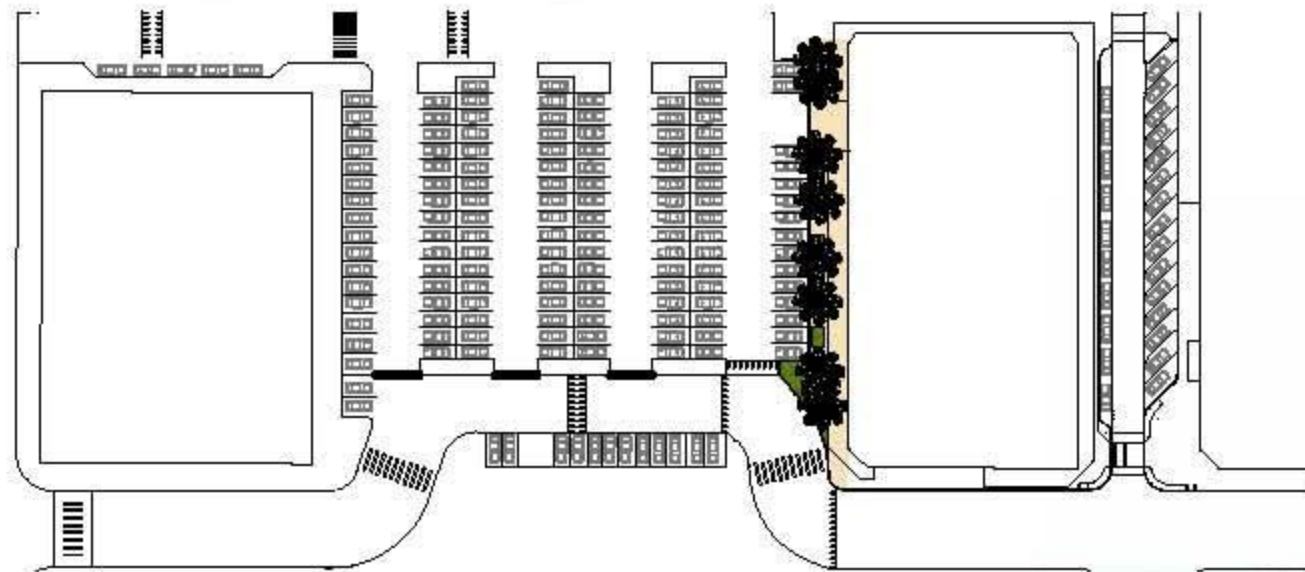
Existing Section



Proposed Section

8.0 KEY SHORT TERM MASTERPLAN PROJECTS

North South Link



Key Plan

6 SHORT-TERM MASTERPLAN PROJECT 6 ITEMS:

Objective:

- Improved pedestrian safety and wayfinding;

Themes addressed:

- Local native tree canopy themes;
- Improve pedestrian and cycle links to water and recreational spaces beyond the town centre;

Guiding principles:

- Link to be established on the perimeter of the Council carpark
- Consider tourist information kiosk;
- WSUD for drainage and water reuse for tree planting;

Sustainability:

- Include tree planting for shade and reduce heat loading;
- Incorporate rooftop water collection and reuse, and

Maintenance

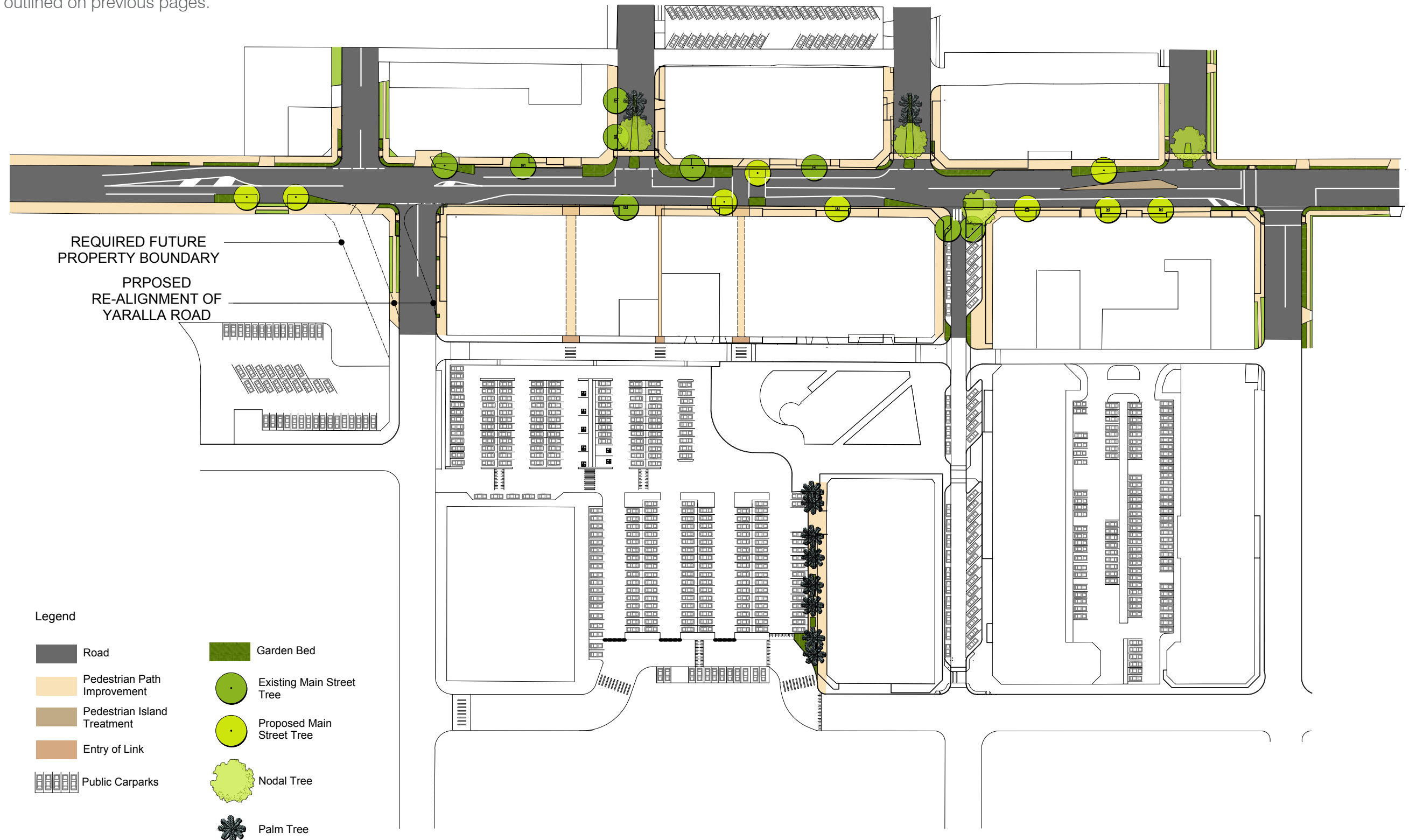
- Water of trees by Council and planting throughout establishment period.



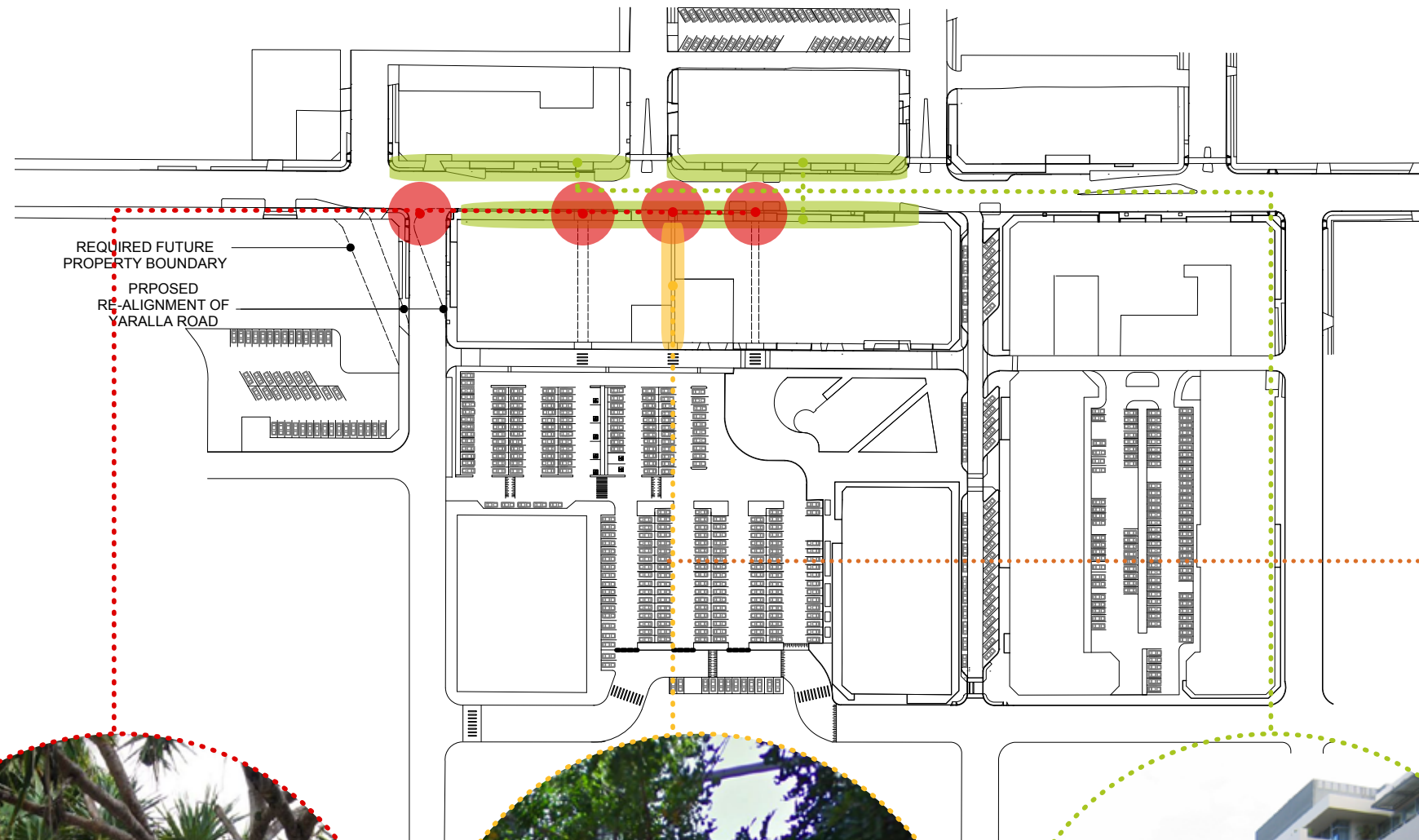
Proposed north south link montages

Toukley Town Centre Public Domain Plan

The Masterplan on this page summarises key projects 4-6 as outlined on previous pages.



9.0 ONGOING PUBLIC DOMAIN PROJECTS

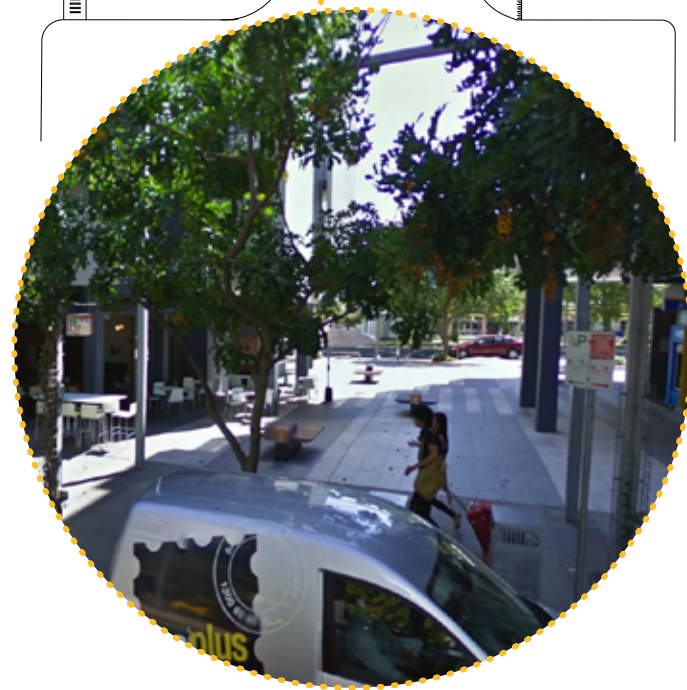


The following projects are to be pursued over the long term ie. 3-5 + years, as future re-development provides opportunities for enhancement of adjoining public domain.

The ongoing planning and design development of concepts for these sites will confirm their final relationship to the public domain. In addition the scope and budget of public domain works would be resolved. This should be undertaken having regard for the vision objectives and strategies outlined in this report.



New breakout nodal open space at key links and arrival points to Town Centre



Long term through plaza links between Carpark and Main Road



Long term awnings and tree planting to Main Road adjacent new building heights

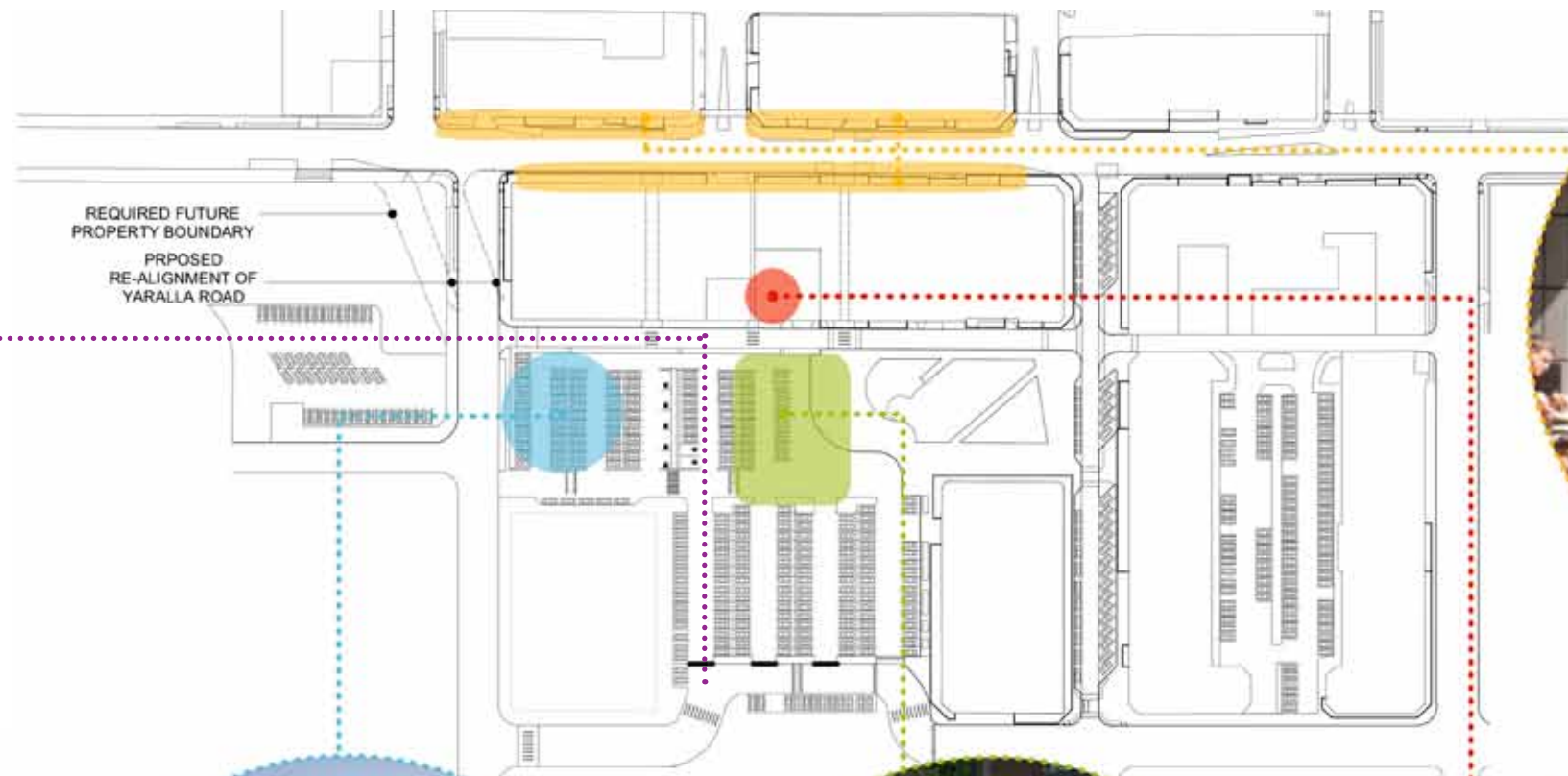


Implement north south public domain links to enhance pedestrian connectivity through the Iconic Redevelopment Site

Toukley Town Centre Public Domain Plan



New iconic entry building with information centre with strong links to the Town Centre and the water



Long term activation opportunities with ground level building setbacks and open facades



Implement east west public domain links to enhance pedestrian connectivity through the Iconic Redevelopment Site



Long term development of multi-use building offering improved social interaction of community with varied age and economic backgrounds



Long term reorientation of central open space for maximum solar aspect and improved circulation and community gathering



New amenities block for open space to be relocated for improved security and visual amenity - potentially within other built facilities

11.0 COST REVIEW

Key Short Term Masterplan Projects Preliminary Order of Costs and Staging

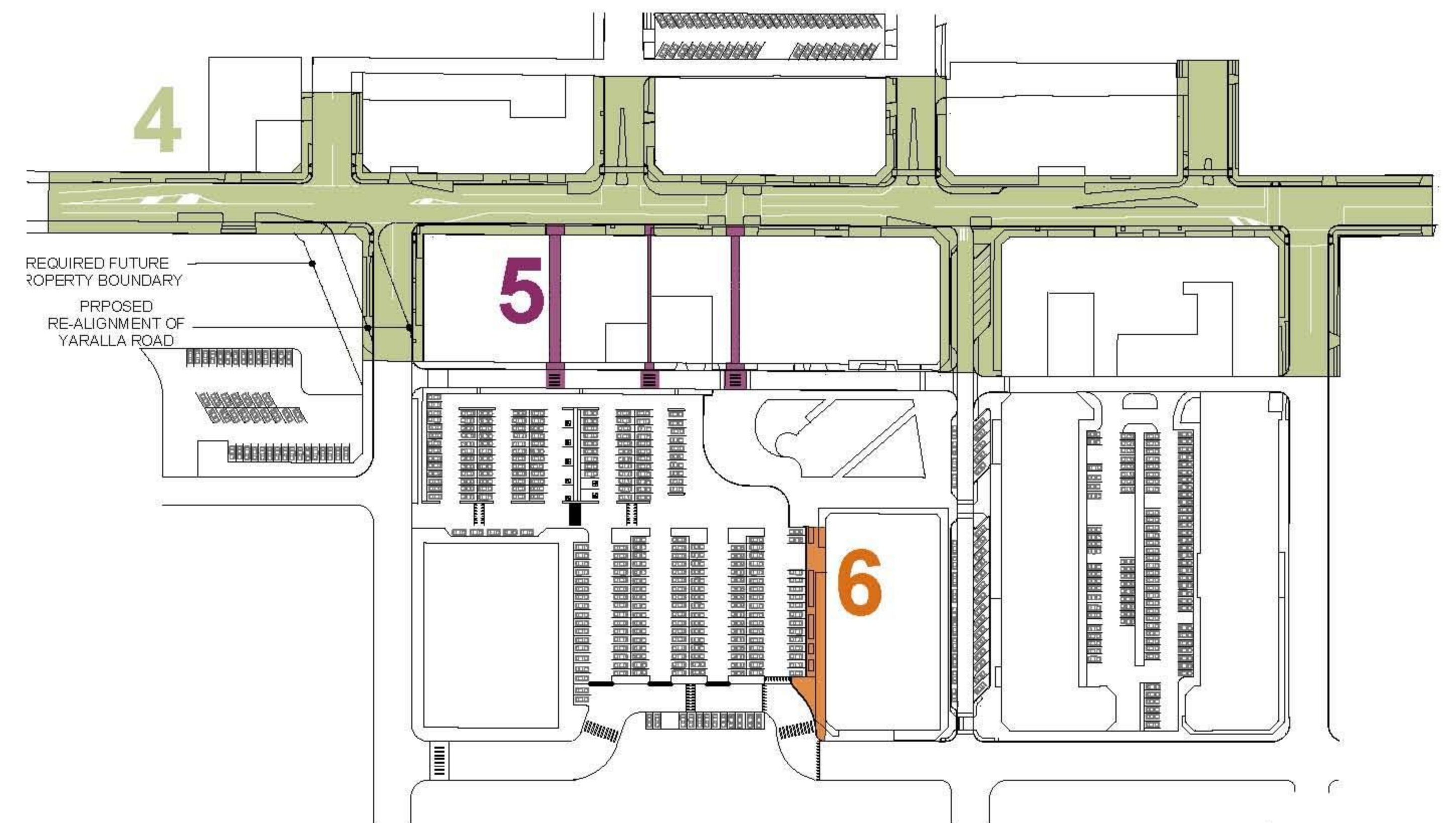
Preliminary order of costs for Toukley Public Domain implementation was undertaken by the team as a guideline document for Council, a summary the indicative cost estimates as follows;

1.	Toukley Entry Signage	\$367,864.20
2.	Toukley Centre wayfinding Signage	\$196,625.00
3.	Toukley Centre Loop Planting	\$161,172.00
4.	Main Street Refurbishment	\$888,858.64
5.	Carpark Links to Main Street	\$198,562.94
6.		\$330,595.35
Total		\$2,143,678.00

Cost Summary Revision B - 4 October 2012



Key Short Term Masterplan Projects 1 to 3



Key Short Term Masterplan Projects 4 to 6

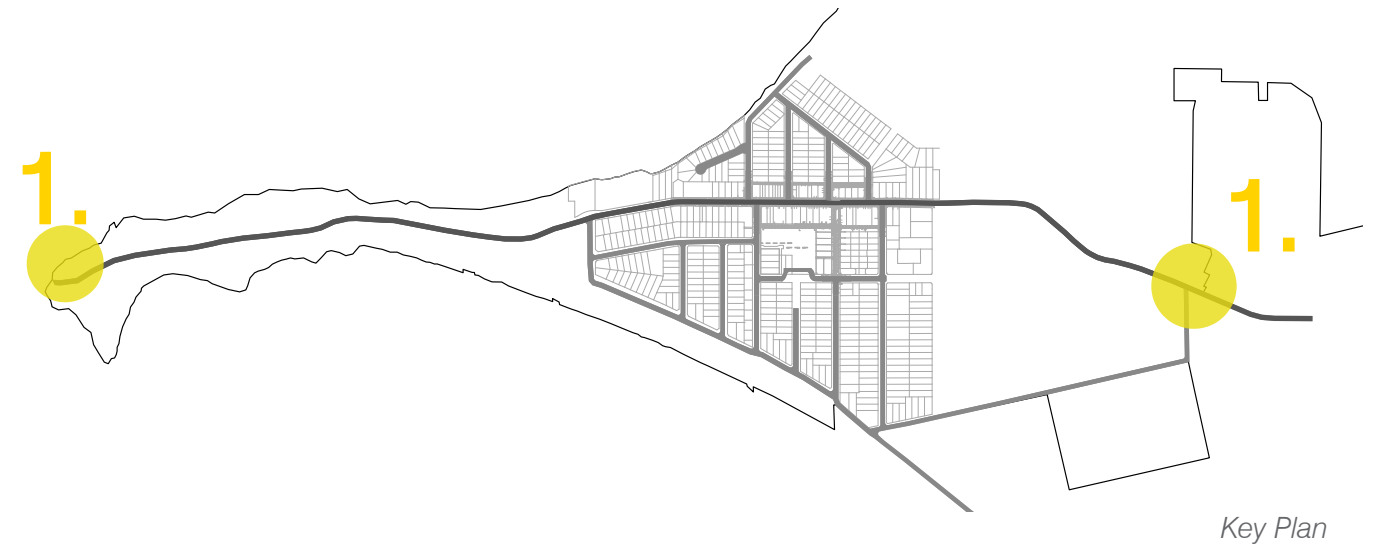
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Appendix

A. Preliminary Order of Costs for Toukley Public

PROJECT 1 - TOUKLEY ENTRY SIGNAGE

No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Pre Construction Works				
1.1	Site Preparation		item		\$ 15,000.00
1.2	Design Devevelopment		item		\$ 17,000.00
1.3	Service Relocation		item	20.0%	\$ 50,670.00
	Sub Total				\$ 82,670.00
2.0	Construction Works				
2.1	Entry Eeement to Town entry				
2.1.1	Signage / entry element - west entry		item		\$ 120,000.00
2.1.2	Signage / entry element - east entry		item		\$ 85,000.00
	Sub Total				\$ 205,000.00
2.2	Roads & Kerbing				
2.2.1	No Allowance				\$ -
	Sub Total				\$ -
2.3	Lighting / Banners				
2.3.1	Feature lighting included in 2.1				\$ -
	Sub Total				\$ -
2.4	Furniture				
2.2.1	No Allowance				\$ -
	Sub Total				\$ -
3.0	Planting works				
3.1	Trees & garden bed				
3.1.1	Nodal trees to west etry	5	No.	\$ 750.00	\$ 3,750.00
3.1.2	Nodal trees to east etry	3	m2	\$ 750.00	\$ 2,250.00
3.1.3	Garden bed west etry	20	m2	\$ 90.00	\$ 1,800.00
	Sub Total				\$ 7,800.00
3.2	Irrigation/Drainage				
3.2.1	Garden bed area	10	m2	\$ 15.00	\$ 150.00
3.2.2	Tree pits	6	item	\$ 300.00	\$ 1,800.00
3.2.3	Controller / equipment		Allowance	\$ 4,000.00	\$ 4,000.00
	Sub Total				\$ 5,950.00
3.3	Maintenance				
3.3.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 100.00	\$ 2,600.00
	Sub Total				\$ 2,600.00
	SUB TOTAL WORKS				\$ 304,020.00
4.0	Contingency			10%	\$ 30,402.00
	Sub Total				\$ 334,422.00
	GST				\$ 33,442.20
	Total				\$ 367,864.20



Key Plan

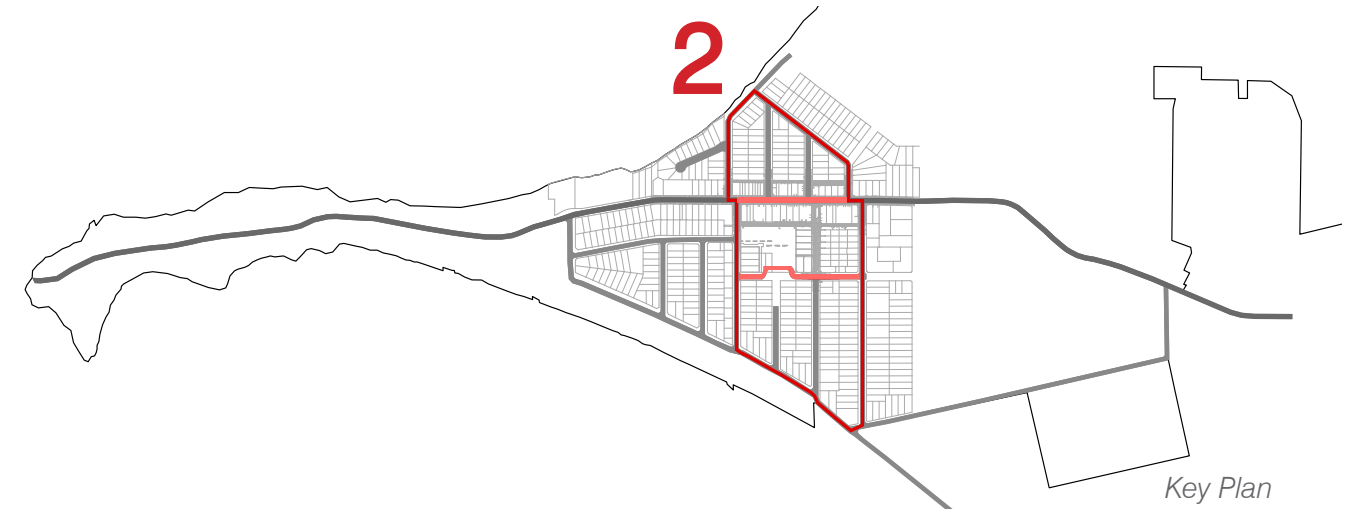
Cost Summary Revision B - 4 October 2012

A. Preliminary Order of Costs for Toukley Public

PROJECT 2 - TOUKLEY ENTRY SIGNAGE

Rev B 4 October 2012

<i>Note:</i>					
No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Pre Construction Works				
1.1	Site Preparation		item		\$ 7,500.00
1.2	Design development		item		\$ 20,000.00
	Sub Total				\$ 27,500.00
2.0	Construction Works				
2.1	Town Centre Wayfinding signage				
2.1.1	Wayfinding signage including footings eg 20 signs @ \$4k		item	\$ 80,000.00	\$ 80,000.00
2.1.2	Interpretive Signage including footings eg 5 signs @ \$7k		item	\$ 35,000.00	\$ 35,000.00
	Sub Total				\$ 115,000.00
2.2	Roads & Kerbing				
2.2.1	No Allowance				
	Sub Total				\$ -
2.3	Lighting / Banners				
2.3.1	Feature lighting allowance		Allowance	\$ 20,000.00	\$ 20,000.00
	Sub Total				\$ 20,000.00
2.4	Furniture				
2.4.1	No Allowance				
	Sub Total				\$ -
3.0	Planting works				
3.1	Trees & garden bed				
3.1.1	No Allowance				
	Sub Total				\$ -
3.2	Irrigation/Drainage				
3.2.1	No Allowance				
	Sub Total				\$ -
3.3	Maintenance				
3.3.1	No Allowance				
	Sub Total				\$ -
	SUB TOTAL WORKS				\$ 162,500.00
4.0	Contingency			10%	\$ 16,250.00
	Sub Total				\$ 178,750.00
	GST				\$ 17,875.00
	Total				\$ 196,625.00



Cost Summary Revision B - 4 October 2012

A. Preliminary Order of Costs for Toukley Public

PROJECT 3 - TOUKLEY CENTRE LOOP PLANTING

No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Pre Construction Works				
1.1	Site Preparation	incl in planting	item		\$ 7,500.00
1.2	Tree planting design and on site proofing		item		\$ 12,000.00
1.3	Service Relocation		item	20.0%	\$ 22,200.00
	Sub Total				\$ 41,700.00
2.0	Construction Works				
2.1	Footpath upgrades to loop routes				
2.1.1	No Allowance - to be included in rolling maintenance and redevelopment projects		item		\$ -
	Sub Total				\$ -
2.2	Roads & Kerbing				
2.2.1	No Allowance		Allowance		\$ -
	Sub Total				\$ -
2.3	Lighting / Banners				
2.3.1	No Allowance		Allowance		\$ -
	Sub Total				\$ -
2.4	Furniture				
2.2.1	No Allowance		Allowance		\$ -
	Sub Total				\$ -
3.0	Planting works				
3.1	Trees & garden bed				
3.1.1	Nodal trees	20	No.	\$ 1,000.00	\$ 20,000.00
3.1.2	Main Road avenue trees	incl in project 4			
3.1.3	Secondary Street Trees	416	No.	\$ 150.00	\$ 62,400.00
	Sub Total				\$ 82,400.00
3.2	Irrigation/Drainage				
3.2.1	No Allowance		Allowance		\$ -
	Sub Total				\$ -
3.3	Maintenance				
3.3.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 350.00	\$ 9,100.00
	Sub Total				\$ 9,100.00
	SUB TOTAL WORKS				\$ 133,200.00
4.0	Contingency			10%	\$ 13,320.00
	Sub Total				\$ 146,520.00
	GST				\$ 14,652.00
	Total				\$ 161,172.00



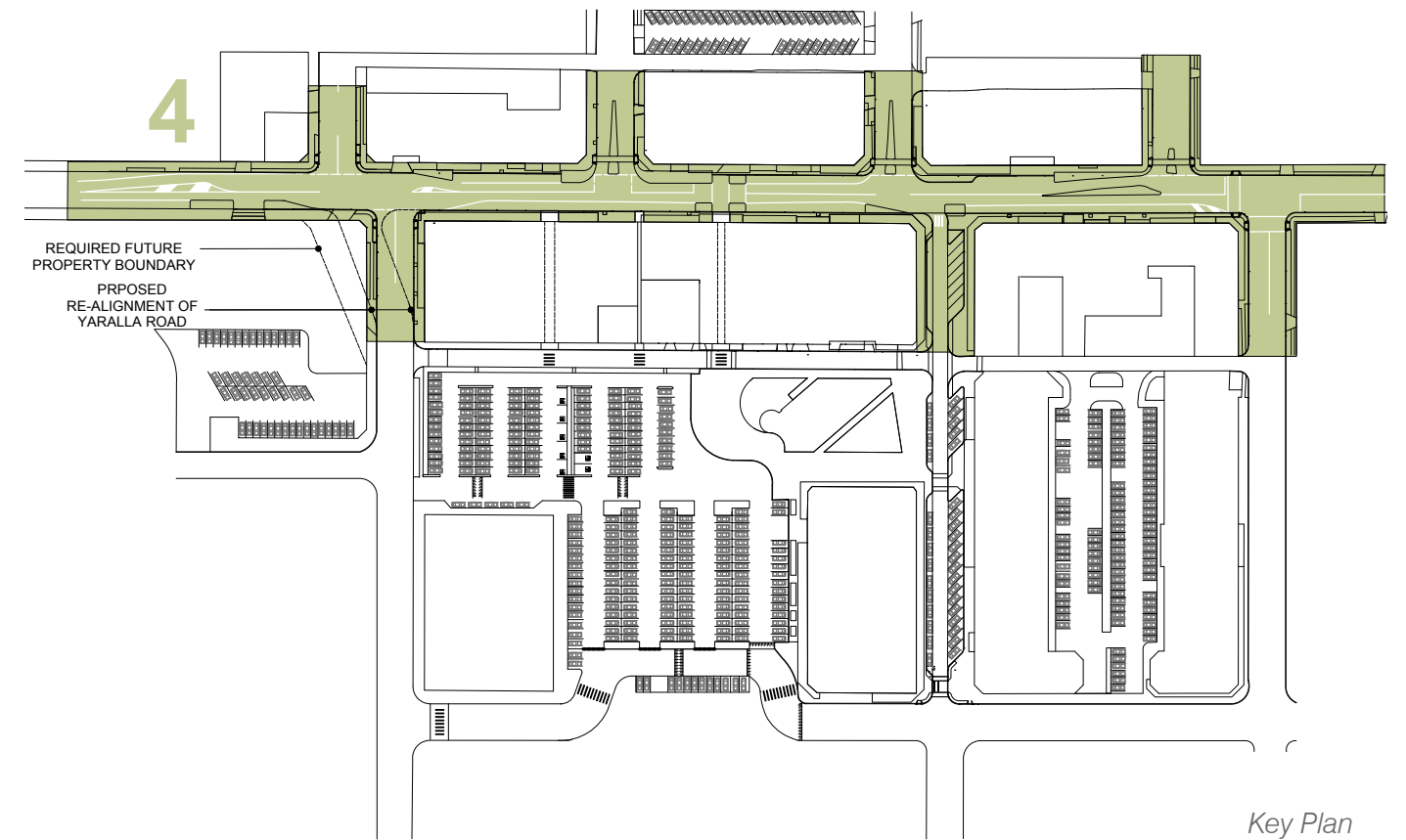
Cost Summary Revision B - 4 October 2012

A. Preliminary Order of Costs for Toukley Public

PROJECT 4 - MAIN STREET REFURBISHMENT

*Note:
Guideline document only - costs estimates and rates are indicative only*

No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Pre Construction Works				
1.1	Demolition of road pavement for garden bed in road	566.1	m2	\$ 50.00	\$ 28,305.00
1.2	Demolition of kerb for garden bed in road	213.7	Lin/m	\$ 38.00	\$ 8,120.60
1.3	Demolition of road pavement for paved crossing to side streets	64	m2	\$ 50.00	\$ 3,200.00
1.4	Arboricultural report on existing trees		item	\$ 2,300.00	\$ 2,300.00
1.5	Design devevelopment		item	\$ 4.5%	\$ 26,200.00
1.6	Service Relocation		item	\$ 20.0%	\$ 122,432.32
	Sub Total				\$ 190,557.92
2.0	Construction Works				
2.1	Pavements				
2.1.1	Unit pavement for pedestrian crossings to side streets including concrete base & preparation	60	m2	\$ 220.00	\$ 13,200.00
2.1.2	Pavement service to Main Road Meian	78.4	m2	\$ 280.00	\$ 21,952.00
2.1.3	New tree pit in pavement	4	No	\$ 500.00	\$ 2,000.00
	Sub Total				\$ 37,152.00
2.2	Roads & Kerbing				
2.2.1	Road resurfacing/regrading		Allowance	\$ 30,000.00	\$ 30,000.00
2.2.2	New kerb & gutter to footpath widenings and median islands	346.9	Lin/m	\$ 150.00	\$ 52,035.00
2.2.3	Allowance for services relocation		No Allowance		\$ -
2.2.4	Drainage allowance		item	\$ 20,000.00	\$ 20,000.00
2.2.5	Linemarking allowance		item	\$ 5,000.00	\$ 20,000.00
	Sub Total				\$ 122,035.00
2.3	Lighting / Banners				
2.3.1	Pedestrian light pole / banner pole <i>NOTE EXCLUDED FROM SHORT TERM WORKS TOTAL</i>	12	No	\$ 7,500.00	\$ 90,000.00
2.3.2	Traffic Signals <i>NOTE EXCLUDED FROM SHORT TERM WORKS TOTAL</i>		item	\$ 145,000.00	\$ 145,000.00
	Sub Total				\$ -
2.4	Furniture				
2.4.1	Seats & benches	5	No	\$ 2,000.00	\$ 10,000.00
2.4.2	Litter Bins	3	No	\$ 1,100.00	\$ 3,300.00
2.4.3	Bollards	15	No	\$ 1,000.00	\$ 15,000.00
	Sub Total				\$ 13,300.00
2.5	Awning upgrading				
2.5.1	Selected awning repair and adaption for tree planting		Allowance	\$ 200,000.00	\$ 200,000.00
2.5.4	Awning painting		Allowance	\$ 95,000.00	\$ 75,000.00
	Sub Total				\$ 275,000.00
3.0	Planting works				
3.1	Trees & garden bed				
3.1.1	Street trees	13	No.	\$ 1,500.00	\$ 19,500.00
3.1.2	Nodal trees	3	No.	\$ 2,500.00	\$ 7,500.00
3.1.3	Garden bed	566.1	m2	\$ 90.00	\$ 50,949.00
	Sub Total				\$ 77,949.00
3.2	Irrigation/Drainage				
3.2.1	Garden bed area	0	m2	\$ 15.00	\$ -
3.2.2	Tree pits	16	item	\$ 300.00	\$ 4,800.00
3.2.3	Controller / equipment	0	Allowance	\$ 6,000.00	\$ 6,000.00
	Sub Total				\$ 10,800.00
3.3	Maintenance				
3.3.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 300.00	\$ 7,800.00
	Sub Total				\$ 7,800.00
	SUB TOTAL WORKS				\$ 734,593.92
4.0	Contingency			10%	\$ 73,459.39
	Sub Total				\$ 808,053.31
	GST				\$ 80,805.33
	Total				\$ 888,858.64



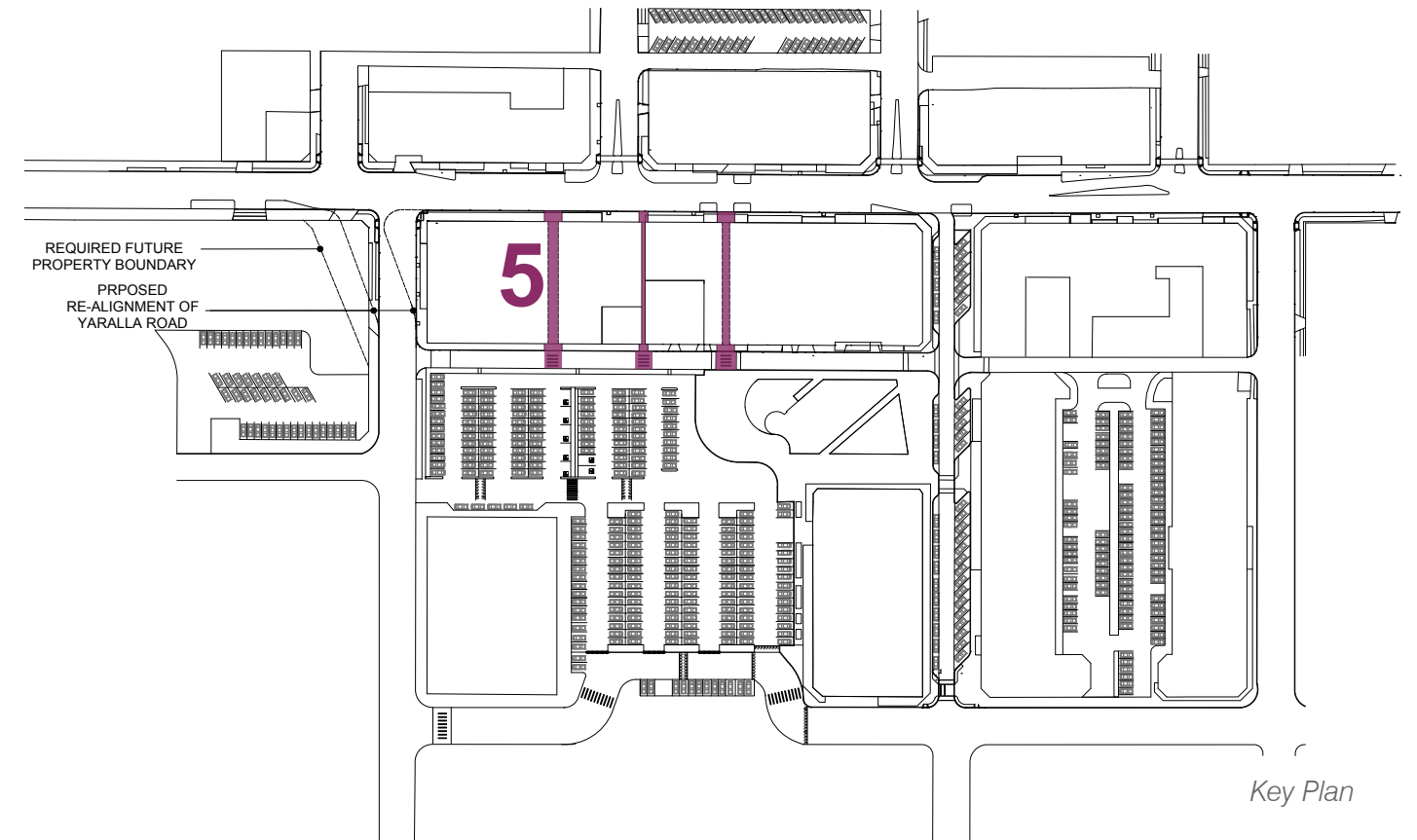
Cost Summary Revision B - 4 October 2012

A. Preliminary Order of Costs for Toukley Public

PROJECT 5 - CARPARK LINKS TO MAIN STREET

No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Pre Construction Works				
1.1	Demolition of footpath pavement for Lane "door mats"	93.2	m2	\$ 38.00	\$ 3,541.60
1.2	Demolition of road pavement for garden bed in road	No Allowance			\$
1.3	Design devevelopment		item	4.5%	\$ 7,000.00
	Sub Total				\$ 10,541.60
2.0	Construction Works				
2.1	Pavements				
2.1.1	Unit pavement "door mats" including concrete base & preparation to Main Street	93.2	m2	\$ 300.00	\$ 27,960.00
2.1.2	Linemark / paint pedestrian crossings to Ron Alt Lane	incl in project	6		
	Sub Total				\$ 27,960.00
2.2	Roads & Kerbing				
2.2.1	New kerb & gutter to footpath widenings and median islands	No Allowance			
	Sub Total				
2.3	Lighting / Banners				
2.3.1	Improved lighting to lanes		Allowance	\$ 30,000.00	\$ 30,000.00
	Sub Total				\$ 30,000.00
2.4	Furniture				
2.4.1	Seats & benches	3	No	\$ 2,000.00	\$ 6,000.00
	Sub Total				\$ 6,000.00
2.5	Lane upgrading				
2.5.1	Laneway painting		Allowance	\$ 40,000.00	\$ 40,000.00
2.5.2	Laneway art		Allowance	\$ 15,000.00	\$ 15,000.00
2.5.3	Laneway entry awnings / trellis	3	item	\$ 5,000.00	\$ 15,000.00
	Sub Total				\$ 70,000.00
3.0	Planting works				
3.1	Trees & garden bed				
3.1.1	Garden bed	No Allowance			
3.1.2	Garden bed / trellis to lanes		Allowance	\$ 4,000.00	\$ 4,000.00
	Sub Total				\$ 4,000.00
3.2	Irrigation/Drainage				
3.2.1	Garden bed area	0	m2	\$ 30.00	\$ -
3.2.2	Tree pits	16	item	\$ 300.00	\$ 4,800.00
3.2.3	Controller / equipment	0	Allowance	\$ 3,000.00	\$ 3,000.00
	Sub Total				\$ 7,800.00
3.3	Maintenance				
3.3.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 300.00	\$ 7,800.00
	Sub Total				\$ 7,800.00
	SUB TOTAL WORKS				\$ 164,101.60
4.0	Contingency			10%	\$ 16,410.16
	Sub Total				\$ 180,511.76
	GST				\$ 18,051.18
	Total				\$ 198,562.94

Cost Summary Revision B - 4 October 2012

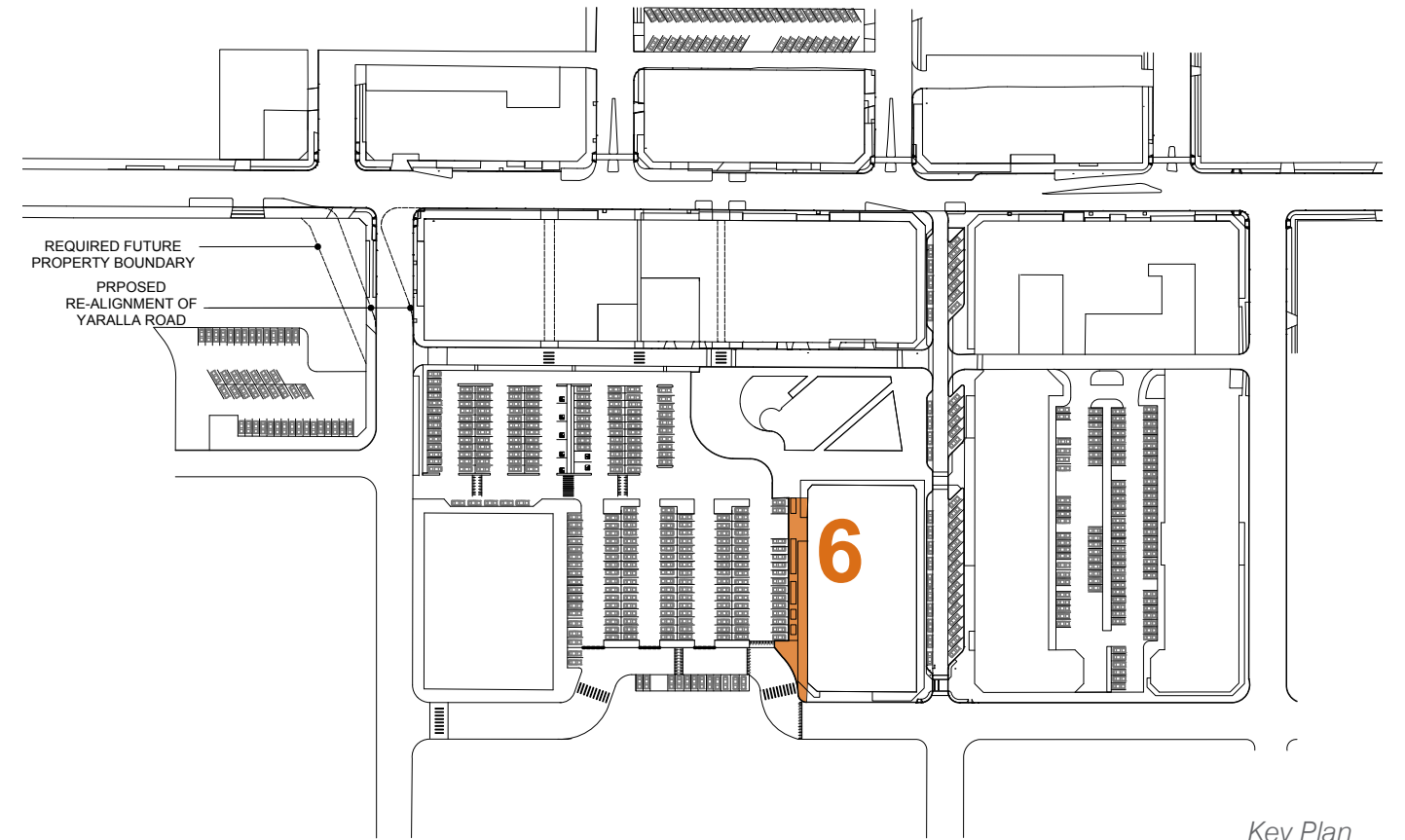


Key Plan

A. Preliminary Order of Costs for Toukley Public

PROJECT 6 - CARPARK NORTH SOUTH LINK

No.	DESCRIPTION	QUANTITY	UNIT	INDICATIVE RATE	TOTAL
1.0	Pre Construction Works				
1.3	Demolition of existing footpath to eastern frontage for paving replacement	465	m2	\$ 50.00	\$ 23,250.00
1.3	Service Relocation		item	20%	\$ 45,530.80
1.4	Design development		item	4.5%	\$ 8,000.00
	Sub Total				\$ 76,780.80
2.0	Construction Works				
2.1	Pavements				
2.1.3	Unit pavement to frontages to the east of the carpark for paving replacement including concrete base & preparation	465	m2	\$ 220.00	\$ 102,300.00
	Sub Total				\$ 102,300.00
2.2	Roads & Kerbing				
2.2.2	New kerb & gutter make good		Allowance	\$ 14,200.00	\$ 14,200.00
2.2.3	Concrete ramps to thresholds	3	No	\$ 2,500.00	\$ 7,500.00
	Sub Total				\$ 21,700.00
2.3	Lighting / Banners				
2.3.1	Pedestrian light pole / mast	2	No	\$ 6,000.00	\$ 12,000.00
	Sub Total				\$ 12,000.00
2.4	Tourist Information Kiosk				
2.4.1	Pop up stall supply and fabrication		Allowance	\$ 50,000.00	\$ 50,000.00
	Sub Total				\$ 50,000.00
	<i>NOTE EXCLUDED FROM LONG TERM WORKS TOTAL</i>				
2.4	Furniture				
2.4.1	Seats & benches	4	No	\$ 2,000.00	\$ 8,000.00
2.4.2	Litter Bins	3	No	\$ 1,100.00	\$ 3,300.00
2.4.3	Bollards	17	No	\$ 1,000.00	\$ 17,000.00
	Sub Total				\$ 28,300.00
2.5	Drainage				
2.5.1	New drainage pits and pipes as required		Allowance	\$ 5,000.00	\$ 5,000.00
	Sub Total				\$ 5,000.00
3.0	Planting works				
3.1	Trees & garden bed				
3.1.1	trees	8	No.	\$ 1,500.00	\$ 12,000.00
3.1.2	Nodal trees (allowance for Village Green)		No Allowance		
3.1.3	Garden bed	112.7	m2	\$ 90.00	\$ 10,138.50
	Sub Total				\$ 22,138.50
3.2	Irrigation/Drainage				
3.2.1	Garden bed area	0	m2	\$ 15.00	\$ -
3.2.2	Tree pits	8	item	\$ 300.00	\$ 2,400.00
3.2.3	Controller / equipment	Incl in project 8			
	Sub Total				\$ 2,400.00
3.3	Maintenance				
3.3.1	Maintenance of Soft Landscape Works as specified	26	weeks	\$ 100.00	\$ 2,600.00
	Sub Total				\$ 2,600.00
	SUB TOTAL WORKS				\$ 273,219.30
4.0	Contingency			10%	\$ 27,321.93
	Sub Total				\$ 300,541.23
	GST				\$ 30,054.12
	Total				\$ 330,595.35



Key Plan

Cost Summary Revision B - 4 October 2012

B. Consultation

A series of Internal Workshop for council staff and Stakeholder Liaison Group Workshops were held throughout the Public Domain Process in order to inform the study process.

Stakeholder Liaison Group Workshops

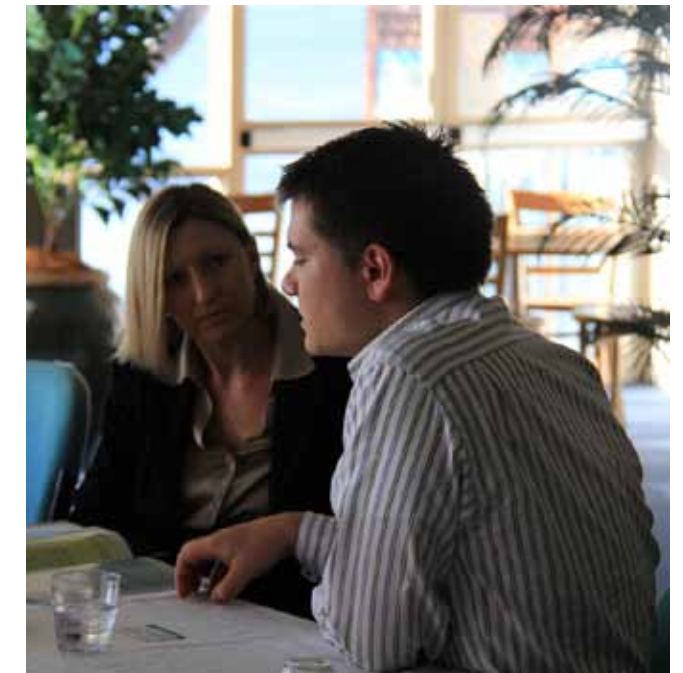
A summary of workshop dates and discussions are listed, below:

Workshop 1: 30 April '12	Toukley Character and Identity
Workshop 2: 28 May '12	Public Domain Principles and Directions
Workshop 3: 21 June '12	Public Domain Toolkits and Project Staging Strategy Public Domain Masterplan Design Option Scenarios
Workshop 4: 31st July '12	Preferred Public Domain Long Term Development Options and Key Projects and Staging
Workshop 5: Sept '12	Post Council Elections, the Stakeholders reconvened for the following items; <ul style="list-style-type: none">•Feedback on results of public exhibition•Understand what impacts this feedback would have on preferred Key Projects and Long Term Development Options•Recommend what stays the same and what should change

Note: Minutes of the above stakeholder workshops have been included in this report in appendix.

Key Stakeholders

Key Toukley stakeholders with an interest in public domain enhancement include Greater Toukley Vision (GTV), Wyong Shire Council (WSC), the Northern Lakes Regional Business Chamber, Central Coast Tourism, Norah Head Residents & Ratepayers Association, Friends of Toukley, Toukley Senior Citizens Centre, Toukley Neighbourhood Centre, Road and Maritime Service, Coles, Busways, NSW Police, and Central Coast Development Corporation.



Stakeholder Consultation Workshops, 2012 (Image Source: TDEP)

B. Consultation

I COUNCIL WORKSHOPS

Internal Workshop for Council Staff

Date: 30 April'12

Agenda: Project aims and objectives
Expected outcomes for Public Domain

Participants:

Council officers including those with responsibility for transport, engineering, landscape, social planning, cultural planning, land use planning

Objectives of the internal workshop:

- Identify opportunities and challenges as perceived by staff in order to inform the Consultant Team and add to their understanding and to identify key stakeholders for the Consultant Team, and
- Alert Council staff to the level of internal resourcing required.

B. Consultation

II STAKEHOLDER WORKSHOPS

Stakeholder Liaison Group Workshops

Workshops were held at the Beachcomber Hotel generally commencing at 12.30pm with a light lunch for a 1pm start and 3-4pm finish.

Time line summary:

Workshop 1:	30 April'12	Toukley Character and Identity
Workshop 2:	28 May'12	Public Domain Principles and Directions
Workshop 3:	21 June '12	Public Domain Toolkits and Project Staging Strategy Public Domain Masterplan design option scenarios
Workshop 4:	31st July '12	Preferred Public Domain Long Term Development Options and Key Projects and Staging
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Workshop 1: 30 April'12 Toukley Character and Identity

Workshop objectives:

- Set the background and parameters for the project (see below), and
- Begin the process of developing design guidelines for the public domain

Specific objectives:

- Obtain input from stakeholders on the local perception of character of the Toukley Township and what it could be in the future;
- Explain the role of the Consultant Team and how they will add value;
- Clarify who we are planning for, and
- Start broad.

Background and parameters for the project:

- Workshop mechanisms: timing, venue, communication - e.g. Would participants like to be able to communicate between workshops on-line? Should this facility be made more widely available to the wider community?;
- Clarify that this workshop does not make decisions, but it can inform Council's decision making process;
- How will decision in the group be made- majority or consensus?;
- What planning decisions have already been made?;
- Define the study area;
- Introduce the study area templates, and
- Describe the \$ committed to the projects.

Workshop 2: 28 May'12 Public Domain Principles and Directions

Workshop objectives:

- Present initial concepts – ideas from Workshop 1, and
- Seek feedback on what we may have missed.

Notes from Toukley Township Community Stakeholder Workshop 2, 28/5/2012

1. Feedback on;

What we value about Toukley's character and identity?

Amendments:

- Reference should be to the lake not the river, and
- Toukley has a 1950's feel (atmosphere), rather than 1950's architecture.

Omissions:

We should express the need for employment as a value. This has to do with the need for:

- Vibrancy, and
- For Toukley to provide for all generations, not just retirees. There has to be something to attract the young and employment is an important part of this.

Clarification:

What do we mean by the term 'village'?

- 'A small, tight knit community where people know each other: not a suburb or large urban centre'.

2. Opportunities and Barriers

The following were identified in further discussion:

Barriers:

i. Council's inflexibility:

- We need to pay a fee to Council to use the Village Green for community events;
- If we hold a street party as an organisation we have to pay an administration fee to Council. If a group of individuals turn up at the same time and place – no fee;
- Our attempts to develop a men's shed or to develop a community garden in a small, otherwise unused reserve have been blocked by Council officers, and
- Council see parks as OH&S risks, they don't want to install more toilets.

ii. Toukley has a small population base (9,000) and catchment area of 150,000. Some of the ideas proposed are not viable unless we can attract more visitors to the area.

Opportunities:

i Revitalise our laneways and stimulate an evening economy:

- Temporary buildings in our laneways could help revitalise the township and create alternative venues to pubs and clubs. What incentives can Council offer to encourage this kind of development? In other areas local government has made the process for gaining approval and licenses for small bars much easier and less costly. The City of Sydney offers cash incentives to people wanting to open up their premises to the street and/or laneways and establish small bars, and
- Utilise our empty buildings for 'pop-up' businesses.

II STAKEHOLDER WORKSHOPS

Opportunities cont...

ii *Barrier free design: make Toukley accessible to people living with a disability. Barrier free design also benefits people with small children, parents with pushers etc.*

3. Circulation and way-finding

- Carpark is not pedestrian friendly. It is not widely known that it is a shared zone. This fact needs to be easily read by drivers and pedestrians alike. The pedestrian crossing was removed and only half a pedestrian walkway remains,

Is the footprint of the Village Green too large?

- Medical Centre attracts 400-500 people per day;
- Council's own development plans need to inform and be informed by this planning process;
- We need to identify how we can activate the frontages of shops surrounding and facing into the Village Green;
- Design to minimise the risk of tree and other plant theft, and
- Consider strategies to minimise vandalism including formal surveillance (closed circuit TV), informal surveillance (activated areas with more people) and community engagement.

4. The Central Public Domain

What are the characteristics we would like to see in our central public domain?

- Outdoor area with sun;
- Intimate space that can accommodate up to 1,500 people for events,
- Reasonably flat;
- Flexible;
- Strong links to the water;
- Seating – stopping and resting places;
- A 'stage' or focal point;
- Safety – not too close to the main street;
- Cafes which overlook this central public space;
- Not too noisy (not too close to the main street);
- North-South orientation to avoid overshadowing, particularly if high rise buildings are developed;
- Good links to main road and transport links;
- Good parking nearby, and
- Connecting to pedestrian links.

Where should it be located?

- Where it is now – but orientated north-south;
- About the same scale as existing Green Square;
- Still have connection to main street, and
- Toilets don't need to be a stand-alone facility – can be incorporated into another building e.g. a relocated library/community centre (see below).

Could the library/community centre be better relocated?

- Locate toilets in a community centre with landscaping in the heart of the town. This way they can be used by people visiting the main street and those visiting the town square;
- A relocated library/community centre is one option, and
- It is important that the library/community centre functions have access at ground level, perhaps other functions (e.g. function centre) could be on higher levels.

Siting options for library/community centre:

Option 1: Canton Beach Road

Option 2: Health Commission building corner of Yarralla Road and Hargraves streets could become available and Council owns the land

Option 3: Main Road and Yarralla Street

Workshop 3: 21 June '12 Public Domain Toolkits, Project Staging Strategy & Masterplan Design Option Scenarios

Workshop objective:

- Identify the preferred option and explore what it means for the Toukley Town Centre

Notes from Toukley Township Community Stakeholder Workshop 3, 20th June, 2012 Ideas and Information.



Stakeholder Consultation Workshops, 2012 (Image Source: TDEP)

1. Current approaches to planning and area renewal

- Some Councils are shifting their focus from 'think tanks' to 'do tanks', and
- Temporary solutions e.g. pop up buildings are a way of testing ideas, e.g. 'greening' of carparks and access to parking – how to get the balance right. Maybe the term transitional is a better one than temporary as this idea is about people testing out and making the transition to new ways of using the public domain. These transitional approaches also give us the flexibility to keep providing opportunities for new and emerging retail – to keep growing the town.

B. Consultation

II STAKEHOLDER WORKSHOPS

2. Carparking

- We need a new mind set around parking. We need to look at options for staff parking rather than in the main carpark – retail staff and Council staff and trucks occupy spaces all day long, excluding shoppers, and
- Council has a consultant modelling carparking options – report should be finalised by the end of July.

3. What do shopkeepers value?

- Is it parking or the overall amenity that draws people to shops?;
- Is it signage or a pleasant environment – what is the balance? ;
- One of the most popular shops in Toukley has no nearby parking;
- If you can capture the summer trade through wayfinding and an improved public domain you can get a significant increase in turnover in that short period, and
- We know that there are four fold benefits to retail by improving the public domain.

4. Street tree planting

- Some Councils have adopted innovative ways of balancing the need to improve the public domain by street tree planting within the limitations of the built environment;
- Canterbury Council and the RTA (now NSW Roads and Maritime Services) worked together to arrive at a more efficient arrangements for the existing lanes along Canterbury Road. This resulted in the opportunity to create a median strip for tree planting;
- Ipswich Council and the owners of the local shops came up with a way to overcome the problem of overhanging awnings making street tree planting difficult. With the permission of the property owners, and as part of the rejuvenation of the local strip shopping centre, they cut into the juncture between two awnings to allow the trees to grow above the awnings;
- Light poles with flags and banners can be used to beautify an area if trees not practical, and
- The section of Wyong Council responsible for street and carparking tree maintenance is engineering, not parks. Engineering do not have the budget or skills to maintain the trees – so they die. The responsibility for the maintenance for street trees needs to be located in the appropriate department and a maintenance program needs to be built into the Masterplan. It was noted that the new approach of Council to place management had the potential to address these kinds of problems.

Feedback on presentation

1. East-West Connection

- Great idea and sorely needed;
- Covered walkways to be investigated (see comment on shade cloth in section on north-south connection below);
- Appropriate traffic planning and integrated traffic/pedestrian management plan needed, including time management of carpark;
- Better pedestrian management needed along and across the Main Road. People cross outside of the pedestrian crossing opportunities. Shell site could free up some options here;
- Lighting plan crucial;
- Need a balance between trees and lighting in carpark, and
- Position of walkway is critical – it needs to lead to the Village Green and site lines are important.

2. Wayfinding and Tree Planting

- Signage is critical - some of our signs are 30 years old;
- Signage is going to be the least expensive part of the project, so it should be able to happen quickly and they would help traffic and pedestrians move in a better way;
- We need information signs as part of the short term schedule rather than the medium term. They are critical to the bringing the main road into the Village Green – and vital to wayfinding. You may be able to find a way for them to be self funding by asking businesses to pay to be included on these information signs;
- Any signage needs to be vandal proof, and
- Some members of the group would like to see the trees on the main road. There was some discussion about whether this was practical from a traffic management perspective and also whether the shop awnings would allow for the planting of street trees (see ideas section above).

3. North-South Connection

- There is a pedestrian walkway already along the north-south axis through to the arcade. Maybe we could improve pedestrian access and connectivity by improving and linking up the existing pathways around and through the carpark;
- The traffic management analysis to be undertaken by Council should include consideration of a one way traffic flow;
- Shade cloth over the walkways could be another quick fix providing a clear indication to pedestrians and drivers alike of the pedestrian thoroughfares and also providing shade. This shade cloth could also be extended to include the site where the market is held every week, thereby protecting the market and market shoppers from bad weather;
- Short term and temporary installation of sitting/rest areas and activities;
- South of the lawn area in the Village Green is a large area which has the potential for a pop up building or buildings;
- Don't forget to use the existing empty shopfronts for pop ups, and
- Ditch the 'dunny' in the centre of the Village Green – better and more cost effective if it were integrated into a multi-purpose building.

4. Multi-purpose community facility

The President of the Toukley Senior Citizens, Mr. Bruce Kirkness, read the following statement to the meeting:

- 'After the discussion in Workshop 2 concerning the placement of the community centre in the area of the Village Green, I felt that I should make a statement clarifying the situation;
- There has been a very active community facility operating in Toukley for over 34 years. Actually it is probably the largest Senior Citizens Centre in Australia;
- Admittedly in the early years its operation may have been restricted to senior residents only, but for the past 15 years at least a wider range of community activities has been held at the centre, and
- These events have ranged from hosting the Gorokan High School HSC exams for the past 12 years, a schools music program, school students joining with seniors' activities in the club to a concert by the Central Coast Symphony Orchestra, 2 performances by the Newcastle Festival Opera Company, a concert by county music star Beccy Cole and a number of events by various artists. A Chinese New Year presentation and a multi-national performance at which the audience swelled to over 500 have been held in the past several years.

II STAKEHOLDER WORKSHOPS

4. Multi-purpose community facility cont.....

- Also a number of band concerts by the Royal Australian Navy Band, RAAF Central Command band and the NSW Police band, which will be performing again on June 30th this year in the presence of the Governor of NSW, Her Excellency Professor Marie Bashir AC CVO;
- I consider the focus of these workshops should be directed at assisting the business community of Toukley in their efforts to give their present customers the best service possible and look forward to expanding their business to cater for future customers’;

This was followed by a discussion which made the following points:

- Perhaps in the short term there needed to be an emphasis on improving the infrastructure of the Senior Citizens Centre as well as looking at what we could do to improve awareness and utilisation of the centre to its full potential;

Was there an opportunity to broaden its user base?

- At present there is a policy in place which requires users of the centre or their partner to be over the age of 50;
- Views were expressed that there were entertainers who were keen to use the hall for their performances on a regular basis;
- Other views expressed indicated the unwillingness of the next generation of people over 50 to attend a centre identified as being for senior citizens;

What can be done to rebrand the centre? Is a name change possible?

- Advice received from those members of the centre present was that a member survey was being undertaken to test views on this, but that there were some concerns, and
- There was a suggestion that the hall rather than the whole building could be renamed in the first instance.

5. Town Centre Masterplan Scenarios

Seven scenarios were presented:

- It was noted that the differences between some of the scenarios were quite subtle and that people needed time to absorb and reflect on these scenarios, and
- It was also noted that these scenarios or variations on them could all be included in the final Masterplan as this would give those responsible for the masterplan’s implementation the opportunity to respond flexibly to the rate, pace and nature of development which took place in Toukley – something that was impossible to predict accurately.

The Masterplan principles were presented:

- There was a comment that the shop owners on the north side of the road will feel disadvantaged as all of the proposed development was to the south, and
- The Consultant Team noted this comment and reiterated the decisions by earlier workshops to emphasize the links of the Town Centre to the wider Toukley community while at the same time focussing this project on the Town Centre.

Workshop 4: 31st July ‘12 Preferred Public Domain Long Term Development Options & Key Projects and Staging

Workshop objective:

- Establish what are the things we need to do to make the preferred option a reality
- The fourth workshop will be supported by large paper maps of the scenarios felt by the Consultant Team to best reflect the feedback and discussions of this workshop. This would enable workshop participants to compare the different scenarios.



Stakeholder Consultation Workshops, 2012 (Image Source: TDEP)

Notes from Toukley Township Community Stakeholder Workshop 4, 31st July, 2012

1. Discussion of Key Public Domain Projects for Toukley Township:

Project 4: Main Street

Issues:

- Cluttered Streetscape;
- Lack of Toukley identity;
- Poor Pedestrian amenity, and
- Lack of Green.

Potential:

- Declutter Streetscape – Simplify awning/building colours;
- More Trees and Garden Beds;
- Modify awnings where required, and
- Pursue undergrounding of overhead wires with authorities.

Stakeholder comments:

- Removing power lines important if trees are to thrive in the long term;
- We need to engage shopkeepers in discussions about tree planting;
- Maintenance needs to be approached from the point of view of a partnership between the business community and Council, and
- Crime prevention needs to be taken into consideration so that street trees cannot be used to climb onto roofs.

B. Consultation

II STAKEHOLDER WORKSHOPS

Information:

- The Commonwealth Government is providing Liveable Cities grants to local government to support projects like the undergrounding of power lines

Project 5: Main Road link to Carpark

Issues:

- No visual cues to links, and
- Uninviting.

Potential:

- Identify links –trees -trellis;
- "Doormat" paving;
- Footpath widening;
- "Green" the links;
- Potential awning/cover;
- Painted crossings to Ron Alt Lane, and
- Use of unified colours.

Stakeholder comments:

- Loss of 2 car spaces on Main Street is a step too far initially – this could be part of Stage 2 when there has been an evolution in attitudes – a change of thinking is needed;
- The need to conserve car spaces applies to both sides of the street;
- Pavement changes and signage changes are OK, and
- Stakeholders are committed to gaining the links through to the carpark from Main Street in the longer term.

Project 6: Ron Alt Laneway

Issues:

- Mix of vehicular & pedestrian access;
- Looks like vehicular space – service access to shops, and
- Unattractive place to cross.

Potential:

- Raised Crossing points;
- Formalise East-West Access path/or;
- Possible Shared Zone Paving – lane becomes pedestrian friendly zone, and
- Possible long term - adjoining shops address the lane - active frontages.

Stakeholder comments:

- Make it clear who gives way to whom (pedestrians/vehicles) by signage as pedestrians often assume that raised crossing points mean they have priority to cross over vehicles when this is not necessarily the case.

Project 7: East-West Pedestrian Link Phase 1

Issues:

- Lack of safe pedestrian access;
- Lack of shelter and shade;
- Market use of carpark - how to optimise, and
- Lack of activity.

Potential:

- Delete parking spaces – compensate elsewhere;
- Line marked pathway access as trial - permanent or temporary (potted) trees, and
- Temporary (weekend) extension of Village Green for markets & to trial long term potential.

Stakeholder comments:

- Explore potential of creating a pedestrian link by making entry from Yarralla Road (one way) and exit via Hargraves Street (one way) so that driveway is wide enough to create a walk way, and
- This will reduce number of deleted car spaces from 10 to a maximum of 3, or possibly none.

Project 8: East-West Pedestrian Link Phase 2

Potential:

- Permanent extension of Village Green;
- Permanent treatment of east west access to north side of carpark entry road, and
- Additional east west access improvement to south side of carpark entry road.

Stakeholder comments:

- Positive response.

Information:

- Flat pack 'pop up' shop kits have been developed, and
- Use temporary retail, e.g. Miami Bar, as a way of transforming space, attracting people and transforming the way that retail operates.

Project 9: North-South Links

Issues:

- Lack of safe pedestrian access;
- Link to Senior Citizens Club, and
- Lack of shelter and shade.

Potential:

- Delete parking spaces – compensate elsewhere;
- Improve access adjoining Coles;
- Improve access to eastern side adjoining shops, and
- Potential central access.

Stakeholder comments:

- Positive response.

2. Activation of the Town Centre

The following events are organised by Greater Toukley Vision (GTV) within the Toukley Township:

- Food Fun once a year on a Saturday for one day – close Canton Beach Road;
- Hot Rod Show – on a Sunday in March - close Canton Beach Road;
- Lighting the Christmas Tree and Christmas Carols – the only time the stage in the Village Green is used – need to close Ron Alt Lane to improve safety in the future;
- School holiday programs;
- Buskers;
- Movies, often themed, and
- Senior Citizens Centre runs a range of indoor activities in the Centre.

In addition the Northern Lakes Regional Business Chambers run the Sunday markets every Sunday.

II STAKEHOLDER WORKSHOPS

Gaps in the events program:

- The stakeholders identified a lack of activity for young people, and
- Stakeholders also noted that there was a lack of events during summer.

Stakeholders identified the following barriers to activation of the Town Centre:

- The Council charge of \$250 plus the bond payment of \$500, and
- Lack of a Council events officer and total reliance on the efforts of GTV and the Chamber.

Recommended action:

- The stakeholders recommended that the Place Management Unit, in its consideration of the Toukley Township as an area of priority, engage with stakeholders to identify;
- Gaps in events and how these can be filled;
- Ways in which the barriers to the activation of the Town Centre can be minimised or removed;
- 'Pop up' and other activation opportunities and strategies and how these can be realised;
- Ways in which the energy and expertise of TAFE tourism and hospitality students can be harnessed to support activation of the township (based on the precedent established by GTV for Food and Fun);
- The development of a programme of events for the Toukley Town Centre, and
- Partnership opportunities between stakeholders and Council in organising the events programme.

3. Ongoing Projects and Initiatives

- The Consultant Team identified the following projects and initiatives;
- Waterfront & Town Centre key sites;
- Toilet upgrade;
- Open Active Frontages, and
- New Community buildings

Community Centre

Mr Bruce Kirkness from the Senior Citizens put forward an idea for consideration. It involved the present Toukley Area Health building which occupies the section of Council land facing Coles supermarket, on the southern side of the carpark. This building is underutilised as a number of the former staff have been relocated back to Gosford.

He proposed that, in consultation with Area Health, the feasibility be explored of remodelling the building to include a second floor with public toilets and a range of other possible uses including general community and health related services.

Recommendation: That this option be investigated, along with the others under consideration, as a means of revitalising the Town Centre of Toukley.

Vandalism and crime prevention:

A property owner, Mr Bill Matandos, had also submitted a statement of his concerns relating to vandalism and crime in the Toukley Township. He referred to extensive graffiti and other damage to property.

The stakeholders referred to the community safety audit completed by the community some time ago on which Council had yet to take action. This audit was undertaken in 2008 and 28 community businesses participated in the audit. The audit came up with an action plan involving the local Police, the Council and the Chamber of Commerce.

The Police Crime Prevention Officer, Bethany Gaudin, referred to the nationally recognised best practice model for graffiti management used by police and local government throughout Australia. The planks of this model included:

- Reporting and monitoring;
- Rapid removal;
- Crime Prevention through environmental design (which this project is addressing), and
- Education – providing facts sheets on graffiti management and engaging with graffiti artists to redirect their efforts to specified areas where graffiti was allowed.

An important principle of this management plan was the need for a close and cooperative working relationship between Council, the Police and the community.

Recommendation: That a crime prevention action plan be part of the ongoing management of the Toukley Town Centre revitalisation project.

Consultation with young people:

Gary Hamer from Wyong Shire Council reported on the consultation he had conducted with a group of young people on the Toukley Town Centre revitalisation.

A number of the issues they raised were very similar with those raised by the Toukley Stakeholder Liaison Group and included issues such as the need for improved lighting and signage and the need for events in the Town Centre targeting young people.

4. Ranking the Key Public Domain Projects in terms of urgency and importance
Community stakeholders were asked to rank the key public domain projects for the Toukley Township in relation to their urgency and their importance.

The urgency ranking gives an indication of the preferred scheduling for the projects.

The importance ranking gives an indication of how important the stakeholders believe the particular project is to achieving the values and qualities for the Toukley Township identified by them in earlier workshops (see Attachment 1).

Only community stakeholders were asked to participate in this task (excluding Council staff and members of the Consultant Team). Stakeholders were each given 9 votes in each category (urgency and importance) and could allocate as many of those votes as they wished to a particular project, providing that their total number of votes did not exceed 9 in each category.

B. Consultation

II STAKEHOLDER WORKSHOPS

Stakeholders liked all of the key projects identified and found it difficult to undertake this ranking. They expressed concern that, in implementing the Masterplan for Toukley Township, Council needed to respect the integrity of the projects in their entirety; each with an important contribution to make to the success of the whole strategy, rather than implement only a select few.

In the case of projects 1, 2, 7 and 8, the stakeholders felt that these projects should be paired up, so whilst the original votes have been recorded, the combined average of the votes has also been calculated for purposes of comparison.

The rankings are as follows:

PROJECT	URGENCY	IMPORTANCE
1. Entry signage	15	12
2. Toukley Loop Way Finding	8	22
Projects 1 & 2 combined and averaged	1.5	17
3. Toukley Loop Tree Planting	6	3
4. Main Street	10	8
5. Carpark links from Main Street	10	4
6. Ron Alt Shared Laneway	5	1
7. Carpark Link: Village Green Upgrade Phase 1	15	14
8. Carpark Link: Village Green Upgrade Phase 2	nil	7
Projects 7 & 8 combined and averaged	7.5	10.5
9. North South Links	7	6

5. Follow up/Next Steps:

Gary Hamer advised that the fifth workshop in this series would take place after:

- The Council elections in September,
- The Masterplan had been exhibited for public comment, and
- The newly elected Council had received a briefing on the Masterplan.

Other follow up:

WHAT	WHO
Find an opportunity to show the Toukley Stakeholder Liaison Group the plans for Toukley Gardens	Gary Hamer, Wyong Shire Council
Development of a crime prevention strategy to support the Toukley Revitalisation Plan	Place Management Unit, Wyong Shire Council, GTV, Chamber of Commerce, Crime Prevention Officer, NSW Police
Development of an events program and management plan for Toukley Town Centre	Place Management Unit, Wyong Shire Council, GTV, Chamber of Commerce
Advise Toukley Stakeholder Liaison Group when the Toukley Town Centre Masterplan goes on exhibition	Gary Hamer, Wyong Shire Council
Upload results of youth consultation on to Council website	Gary Hamer, Wyong Shire Council

Attachment 1: Priorities and Values identified by Stakeholders and against which key public domain projects were ranked.

We want our township to be:

1. Vibrant
 - People out doing things in the Town Centre day and night, and
 - More activities and events in the Town Centre.
2. Distinctive
 - Make our 1950s and 60s 'feel' a strength and part of our brand, and
 - A back to the village emphasis.
3. More sustainable:
 - Better design controls;
 - Better landscaped areas;
 - Reduce the township's footprint;
 - Be safe, and
 - Be economically viable.

We want our township to have:

4. A set of destination points, and
5. Better connectivity throughout the township and environs.

Workshop 5: [Sept'12 2012 Post Council Elections Review](#)

The final stakeholder workshop was held he Stakeholders following Councils Elections and Public Exhibition and community feedback period.

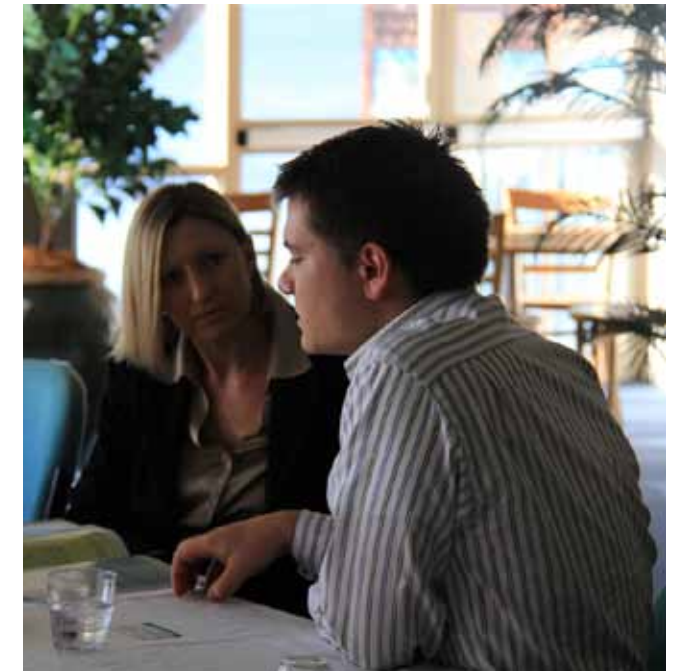
II STAKEHOLDER WORKSHOPS

Workshop objective:

- Feedback on results of public exhibition;
- Understand what impacts this feedback would have on preferred Key Projects and Long Term ; Development Options, and
- Recommend what stays the same and what should change.
-

Objective not discussed but could be something like:

- Provide feedback on the results of the public exhibition;
- Develop a shared understanding of the impact suggested changes would have on the preferred option, and
- Seek recommendations from stakeholders on what stays the same and what should change.



Stakeholder Consultation Workshops, 2012 (Image Source: TDEP)